

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and postcode  
4/61 Mayston Street, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$525,000

#### Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn East  
Period - From 01/04/2024 to 30/06/2024 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	1/110 Liddiard St HAWTHORN 3122	\$535,000	09/08/2024
2			
3			

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/08/2024 08:54



**Rooms:** 2

**Property Type:** Apartment

[Agent Comments](#)

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**Indicative Selling Price**

\$500,000 - \$525,000

**Median Unit Price**

June quarter 2024: \$610,000

## Comparable Properties



**1/110 Liddiard St HAWTHORN 3122 (REI)**

[Agent Comments](#)



**Price:** \$535,000

**Method:** Sold Before Auction

**Date:** 09/08/2024

**Property Type:** Unit

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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