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: 2/1-3 Molesworth Street, Hawthorn East Vic 3123

## Indicative selling price

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

Range between: $850,000 & $880,000

## Median sale price

Median price: $600,000 Property Type: Unit Suburb: Hawthorn East

Period - From: 07/11/2023 to: 06/11/2024 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 | | |
| 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: 07/11/2024 10:29

# 2/1-3 Molesworth Street, Hawthorn East Vic 3123

Allan Forde
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**Property Type:**
Agent Comments

**Indicative Selling Price**
$850,000 - $880,000
**Median Unit Price**
07/11/2023 - 06/11/2024: $600,000

## Comparable Properties

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.

**Account** - Jellis Craig | P: 98305966

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