

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 17/5 Grandview Grove, Hawthorn East Vic 3123
Including suburb and postcode

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn East
Period - From 09/12/2023 to 08/12/2024 Source Property Data

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
1 207/96 Camberwell Rd HAWTHORN EAST 3123	\$750,000	22/06/2024
2 4/28 Auburn Gr HAWTHORN EAST 3123	\$725,000	04/10/2024
3 8/185 Auburn Rd HAWTHORN 3122	\$715,000	21/10/2024

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:

09/12/2024 10:37



2



1



1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000

Median Unit Price

09/12/2023 - 08/12/2024: \$600,000

Comparable Properties



207/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments



2



2



1

Price: \$750,000

Method: Private Sale

Date: 22/06/2024

Property Type: Unit



4/28 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments



2



1



1

Price: \$725,000

Method: Sold Before Auction

Date: 04/10/2024

Property Type: Apartment



8/185 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments



2



2



1

Price: \$715,000

Method: Private Sale

Date: 21/10/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511