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	7/54 Grove Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

Median price $590,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2024 to 30/09/2024 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	5/12 Evansdale Rd HAWTHORN 3122	$660,000	07/09/2024
2	14/9a Fordholm Rd HAWTHORN 3122	$680,000	20/07/2024
3	11/90 Liddiard St HAWTHORN 3122	$710,000	17/07/2024

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: 18/11/2024 15:39

7/54 Grove Road, Hawthorn Vic 3122

Nelson Alexander



2 -

Rooms: 4
Property Type: Flat
Land Size: 752.404 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $690,000
Median Unit Price
September quarter 2024: $590,000

Comparable Properties



5/12 Evansdale Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $660,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Apartment

Agent Comments



14/9a Fordholm Rd HAWTHORN 3122 (REI/VG)

2 1 2

Price: $680,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Apartment

Agent Comments



11/90 Liddiard St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $710,000
Method: Sold Before Auction
Date: 17/07/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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