

## 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 4/1-3 Molesworth Street, Hawthorn East Vic 3123  
Including suburb and postcode

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$880,000

#### Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn East  
Period - From 24/02/2024 to 23/02/2025 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 2/1-3 Molesworth St HAWTHORN EAST 3123	\$865,000	26/11/2024
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:

24/02/2025 08:59



2



1



1

**Property Type:** Apartment

Agent Comments

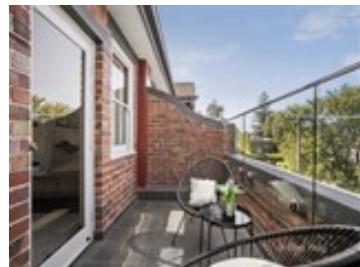
**Indicative Selling Price**

\$880,000

**Median Unit Price**

24/02/2024 - 23/02/2025: \$610,000

## Comparable Properties



**2/1-3 Molesworth St HAWTHORN EAST 3123 (REI)**



2



1



1

Agent Comments

**Price:** \$865,000

**Method:** Private Sale

**Date:** 26/11/2024

**Property Type:** Apartment

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