

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

2/31 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$1,451,500

Property Type Townhouse

Suburb Hawthorn

Period - From 12/10/2021

to

11/10/2022

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	2/46 Brougham St KEW 3101	\$753,000	17/09/2022
2	3/63 Evansdale Rd HAWTHORN 3122	\$721,000	08/10/2022
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:

12/10/2022 11:14



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

12/10/2021 - 11/10/2022: \$1,451,500

Comparable Properties



2/46 Brougham St KEW 3101 (REI)

Agent Comments



Price: \$753,000

Method: Auction Sale

Date: 17/09/2022

Property Type: Unit



3/63 Evansdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$721,000

Method: Auction Sale

Date: 08/10/2022

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.

Account - O'Brien Real Estate Vermont | P: 03 9087 1087