

# 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

2/115 Victoria Road, Hawthorn East Vic 3123

### Indicative selling price

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

Range between \$495,000 & \$544,500

### Median sale price

Median price \$695,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2021 to 30/09/2021 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	1/40 Liddiard St HAWTHORN 3122	\$530,000	15/05/2021
2	10/115 Victoria Rd HAWTHORN EAST 3123	\$520,000	11/06/2021
3	10/181 Riversdale Rd HAWTHORN 3122	\$495,000	11/07/2021

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:

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**Indicative Selling Price**

\$495,000 - \$544,500

**Median Unit Price**

September quarter 2021: \$695,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1/40 Liddiard St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$530,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** Apartment

**Land Size:** 56 sqm approx



**10/115 Victoria Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 11/06/2021

**Property Type:** Unit



**10/181 Riversdale Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$495,000

**Method:** Sold Before Auction

**Date:** 11/07/2021

**Property Type:** Unit

**Account - Philip Webb**