

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

1/117 Victoria Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$661,750

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2021

to

30/06/2022

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.

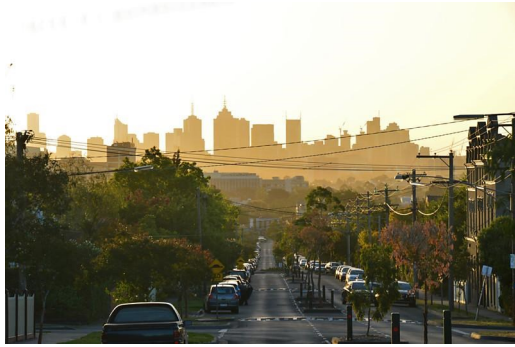
	Address of comparable property	Price	Date of sale
1	4/119 Victoria Rd HAWTHORN EAST 3123	\$710,000	28/05/2022
2	2/46-48 Victoria Rd HAWTHORN EAST 3123	\$697,000	30/04/2022
3	9/117 Victoria Rd HAWTHORN EAST 3123	\$629,000	19/03/2022

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:

02/08/2022 10:53



2
 1
 1

Property Type:
 Flat/Unit/Apartment (Res)
Agent Comments
 80SQM Internal

Indicative Selling Price
 \$630,000 - \$690,000
Median Unit Price
 Year ending June 2022: \$661,750

Comparable Properties



4/119 Victoria Rd HAWTHORN EAST 3123 (REI)

2
 1
 1

Price: \$710,000
Method: Auction Sale
Date: 28/05/2022
Property Type: Unit

Agent Comments

Similar Location and Condition- larger outdoor area than subject property-



2/46-48 Victoria Rd HAWTHORN EAST 3123 (REI)

2
 1
 1

Price: \$697,000
Method: Auction Sale
Date: 30/04/2022
Property Type: Unit

Agent Comments

Similar Location and Condition than subject property-



9/117 Victoria Rd HAWTHORN EAST 3123 (VG)

2
 -
 -

Price: \$629,000
Method: Sale
Date: 19/03/2022
Property Type: Strata Unit/Flat

Agent Comments

Same location- not renovated- no outdoor - against subject property

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