

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

403b/12 Albert Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/01/2021

to

31/03/2021

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	212/12 Albert St HAWTHORN EAST 3123	\$372,500	02/12/2020
2	211/8 Montrose St HAWTHORN EAST 3123	\$345,000	02/02/2021
3	112/20 Camberwell Rd HAWTHORN EAST 3123	\$336,000	08/12/2020

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:

11/05/2021 15:35



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

March quarter 2021: \$645,000

Comparable Properties



212/12 Albert St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$372,500

Method: Private Sale

Date: 02/12/2020

Property Type: Apartment

211/8 Montrose St HAWTHORN EAST 3123 (VG)

Agent Comments

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Price: \$345,000

Method: Sale

Date: 02/02/2021

Property Type: Strata Unit/Flat



112/20 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$336,000

Method: Private Sale

Date: 08/12/2020

Property Type: Apartment