

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

205/7 Montrose Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$475,000

&

\$510,000

Median sale price

Median price

\$592,108

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/04/2021

to

30/06/2021

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	211/2a Montrose PI HAWTHORN EAST 3123	\$507,000	09/03/2021
2	112/8 Montrose St HAWTHORN EAST 3123	\$500,000	16/07/2021
3	16/235 Riversdale Rd HAWTHORN EAST 3123	\$490,000	18/03/2021

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:

06/08/2021 15:06

Samuel Butson

9805 1111

0413 629 518

sbutson@woodards.com.au

Indicative Selling Price

\$475,000 - \$510,000

Median Unit Price

June quarter 2021: \$592,108



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



211/2a Montrose PI HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$507,000

Method: Private Sale

Date: 09/03/2021

Property Type: Apartment



112/8 Montrose St HAWTHORN EAST 3123
(REI)

Agent Comments



Price: \$500,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: Apartment



16/235 Riversdale Rd HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 18/03/2021

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199