

# 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

3/15 Grandview Grove, 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 \$975,000 & \$1,050,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2021 to 31/03/2022 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.

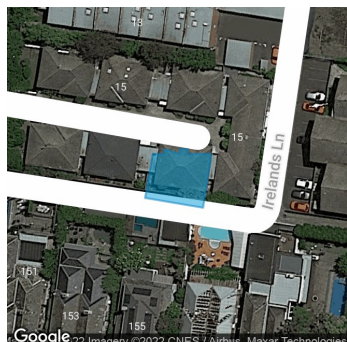
|   | Address of comparable property       | Price       | Date of sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 2/58 Davis St KEW 3101               | \$1,085,000 | 05/04/2022   |
| 2 | 7/15 Grandview Gr HAWTHORN EAST 3123 | \$1,035,000 | 21/03/2022   |
| 3 | 8/29 Rathmines Rd HAWTHORN EAST 3123 | \$1,028,000 | 05/03/2022   |

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:

27/04/2022 15:03



**Property Type:** Villa

Agent Comments

## Comparable Properties



**2/58 Davis St KEW 3101 (REI)**

Agent Comments



**Price:** \$1,085,000

**Method:** Private Sale

**Date:** 05/04/2022

**Property Type:** Townhouse (Single)



**7/15 Grandview Gr HAWTHORN EAST 3123 (VG)**

Agent Comments



**Price:** \$1,035,000

**Method:** Sale

**Date:** 21/03/2022

**Property Type:** Flat/Unit/Apartment (Res)



**8/29 Rathmines Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$1,028,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** Unit