

# 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

8/115 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 \$480,000 & \$520,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Hawthorn East

Period - From 03/05/2020 to 02/05/2021 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	7/795 Burwood Rd HAWTHORN EAST 3123	\$505,000	14/12/2020
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:

03/05/2021 12:04

Samuel Butson

9805 1111

0413 629 518

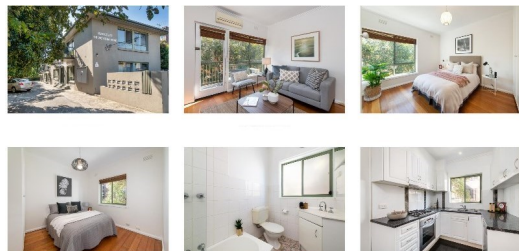
sbutson@woodards.com.au

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

03/05/2020 - 02/05/2021: \$660,000



**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



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

**Agent Comments**



**Price:** \$507,000

**Method:** Private Sale

**Date:** 09/03/2021

**Property Type:** Apartment



**7/795 Burwood Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**



**Price:** \$505,000

**Method:** Private Sale

**Date:** 14/12/2020

**Property Type:** Apartment



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

**Agent Comments**



**Price:** \$490,000

**Method:** Private Sale

**Date:** 18/03/2021

**Property Type:** Apartment