

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

19/9 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2021

to

31/12/2021

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	3/41 Riversdale Rd HAWTHORN 3122	\$415,000	19/11/2021
2	15/583 Glenferrie Rd HAWTHORN 3122	\$409,000	21/12/2021
3	8/14 Lawes St HAWTHORN 3122	\$400,000	31/01/2022

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:

18/02/2022 15:06



1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending December 2021: \$600,000

Comparable Properties



3/41 Riversdale Rd HAWTHORN 3122 (REI/VG) **Agent Comments**

1 bed 1 bath 1 car

Price: \$415,000

Method: Private Sale

Date: 19/11/2021

Property Type: Apartment



15/583 Glenferrie Rd HAWTHORN 3122 (REI) **Agent Comments**

1 bed 1 bath 1 car

Price: \$409,000

Method: Private Sale

Date: 21/12/2021

Property Type: Apartment



8/14 Lawes St HAWTHORN 3122 (REI) **Agent Comments**

1 bed 1 bath 1 car

Price: \$400,000

Method: Private Sale

Date: 31/01/2022

Property Type: Apartment

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