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

21/50 Morang Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$590,000		&		\$649,000			
Median sale p	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/50 Morang Rd HAWTHORN 3122	\$600,000	10/07/2024
2	5/50 Morang Rd HAWTHORN 3122	\$590,000	11/06/2024
3	9/1 Coppin Gr HAWTHORN 3122	\$680,000	20/04/2024

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:

30/08/2024 11:07



21/50 Morang Road, Hawthorn Vic 3122







Property Type: Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **Indicative Selling Price** \$590,000 - \$649,000 **Median Unit Price** Year ending June 2024: \$570,000

Comparable Properties



1/50 Morang Rd HAWTHORN 3122 (REI)



Price: \$600,000 Method: Private Sale Date: 10/07/2024 Property Type: Apartment

Agent Comments

Agent Comments



5/50 Morang Rd HAWTHORN 3122 (REI/VG)



Method: Private Sale Date: 11/06/2024 Property Type: Apartment

Price: \$590,000

9/1 Coppin Gr HAWTHORN 3122 (REI/VG)



Agent Comments



Price: \$680.000 Method: Private Sale Date: 20/04/2024 Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



propertydata

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