

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	509/8 Montrose Street, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Range between \$390,000 & \$405,000	ange between	\$390,000	&	\$405,000
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Median sale price

Median price	\$639,000	Hou	Ise	Unit	Х	Sub	Hawthorn East
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

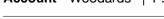
Comparable property sales (*Delete A or B below as applicable)

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 1 112/311 Burwood Rd HAWTHORN 3122 \$411,500 18/10/2018 2 111/8 Montrose St HAWTHORN EAST 3123 \$410,000 28/05/2018 3 106/828 Burke Rd CAMBERWELL 3124 \$399,000 27/08/2018

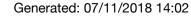
OR

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.





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

















Rooms:

Property Type: Apartment

Agent Comments Internal area 50sqm

Indicative Selling Price \$390,000 - \$405,000 **Median Unit Price** September quarter 2018: \$639,000

Comparable Properties



112/311 Burwood Rd HAWTHORN 3122 (REI)







Agent Comments

Ground floor apartment with balcony

Price: \$411.500 Method: Private Sale Date: 18/10/2018

Rooms: -

Property Type: Apartment



111/8 Montrose St HAWTHORN EAST 3123

(VG)







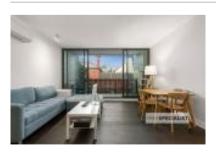
Agent Comments

Comparable apartment on first floor

Price: \$410,000 Method: Sale Date: 28/05/2018

Rooms: -

Property Type: Strata Unit/Flat



106/828 Burke Rd CAMBERWELL 3124 (REI)

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Agent Comments Comparable property

Price: \$399,000 Method: Private Sale Date: 27/08/2018

Rooms: -

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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