

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

509/8 Montrose Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$390,000 & \$405,000

Median sale price

Median price \$639,000 House Unit X Suburb 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.



 1
  1
  1

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



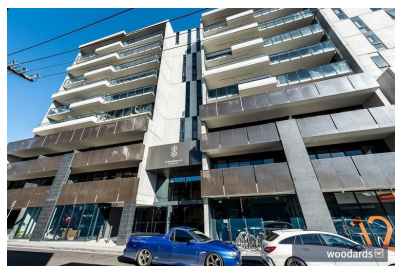
112/311 Burwood Rd HAWTHORN 3122 (REI)

 1
  1
  1

Price: \$411,500
Method: Private Sale
Date: 18/10/2018
Rooms: -
Property Type: Apartment

Agent Comments

Ground floor apartment with balcony



111/8 Montrose St HAWTHORN EAST 3123 (VG)

 1
  -
  -

Price: \$410,000
Method: Sale
Date: 28/05/2018
Rooms: -
Property Type: Strata Unit/Flat

Agent Comments

Comparable apartment on first floor



106/828 Burke Rd CAMBERWELL 3124 (REI)

 1
  1
  1

Price: \$399,000
Method: Private Sale
Date: 27/08/2018
Rooms: -
Property Type: Apartment

Agent Comments

Comparable property