

# 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

G02/2a Montrose Place, 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 \$440,000 & \$485,000

### Median sale price

Median price \$635,000 Property type unit Suburb HAWTHORN EAST

Period - From 01 April 2021 to 31 March 2022 Source Price Finder

### Comparable property sales

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
122/102 CAMBERWELL RD, HAWTHORN EAST, VIC 3123	\$435,000	19/03/2022
1 LAUNDER ST, HAWTHORN, VIC 3122	\$437,500	17/03/2022
4/129 RIVERSDALE RD, HAWTHORN, VIC 3122	\$430,000	18/02/2022

This Statement of Information was prepared on: 04/05/2022