

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

1/53 Grove Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$600,000

&

\$625,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2022

to

30/06/2023

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	207/92 Kinkora Rd HAWTHORN 3122	\$630,000	24/06/2023
2	40/70 Church St HAWTHORN 3122	\$625,000	12/08/2023
3	6/75 Denham St HAWTHORN 3122	\$590,000	19/08/2023

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:

31/08/2023 11:04

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2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$625,000
Median Unit Price
Year ending June 2023: \$580,000

Comparable Properties



207/92 Kinkora Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$630,000
Method: Auction Sale
Date: 24/06/2023
Property Type: Apartment



40/70 Church St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$625,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Apartment



6/75 Denham St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$590,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388