

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

4/35 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$460,000

&

\$500,000

Median sale price

Median price

\$602,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2020

to

31/12/2020

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	16/235 Riversdale Rd HAWTHORN EAST 3123	\$490,000	18/03/2021
2	9/19 Park St HAWTHORN 3122	\$485,000	27/03/2021
3	9/130 Rathmines Rd HAWTHORN EAST 3123	\$460,000	31/10/2020

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:

14/04/2021 11:13

4/35 Elphin Grove, Hawthorn Vic 3122



Chris Burne

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Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

December quarter 2020: \$602,500



2 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



16/235 Riversdale Rd HAWTHORN EAST 3123 (REI) Agent Comments

2 1 1

Price: \$490,000

Method: Private Sale

Date: 18/03/2021

Property Type: Apartment



9/19 Park St HAWTHORN 3122 (REI) Agent Comments

2 1 1

Price: \$485,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment



9/130 Rathmines Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 31/10/2020

Property Type: Apartment

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153



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.