

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

206/2a Montrose Place, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Hawthorn East

Period - From 16/09/2021 to 15/09/2022 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	313/480 Riversdale Rd HAWTHORN EAST 3123	\$405,000	08/06/2022
2	36/523 Burwood Rd HAWTHORN 3122	\$395,000	26/05/2022
3	519/311 Burwood Rd HAWTHORN 3122	\$381,000	22/06/2022

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:

16/09/2022 14:36



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

16/09/2021 - 15/09/2022: \$630,000

Comparable Properties



**313/480 Riversdale Rd HAWTHORN EAST
3123 (REI/VG)**

Agent Comments

 1  1  1

Price: \$405,000

Method: Private Sale

Date: 08/06/2022

Property Type: Apartment



**36/523 Burwood Rd HAWTHORN 3122
(REI/VG)**

Agent Comments

 1  1  1

Price: \$395,000

Method: Private Sale

Date: 26/05/2022

Property Type: Unit



**519/311 Burwood Rd HAWTHORN 3122
(REI/VG)**

Agent Comments

 1  1  1

Price: \$381,000

Method: Private Sale

Date: 22/06/2022

Property Type: Apartment

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