

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

2/11 Grandview Grove Hawthorn East VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

3/147 Victoria Road Hawthorn East VIC 3123	\$666,000	31-Oct-20
7/757 Burwood Road Hawthorn East VIC 3123	\$635,000	05-Nov-20

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 6 months.

This Statement of Information was prepared on: 02 December 2020



**3/147 Victoria Road Hawthorn East
VIC 3123**

Sold Price

^{RS} **\$666,000**

Sold Date

31-Oct-20



2



1



1

Distance

0.12km



**7/757 Burwood Road Hawthorn
East VIC 3123**

Sold Price

^{RS} **\$635,000** ^{UN}

Sold Date

05-Nov-20



2



1



1

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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