

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

4/50 Leura Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$666,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2023 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	6/16 Auburn Gr HAWTHORN EAST 3123	\$680,000	16/05/2023
2	7/9 Acheron Av CAMBERWELL 3124	\$625,000	23/09/2023
3	2/112 Riversdale Rd HAWTHORN 3122	\$620,000	22/09/2023

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:

03/10/2023 21:24



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

June quarter 2023: \$666,000

Comparable Properties



6/16 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$680,000

Method: Sold Before Auction

Date: 16/05/2023

Property Type: Unit



7/9 Acheron Av CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$625,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit



2/112 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$620,000

Method: Private Sale

Date: 22/09/2023

Property Type: Apartment