

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

105/6 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Single price \$509,000

Median sale price

Median price \$566,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/10/2018

to

31/12/2018

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	120/81-83 Riversdale Rd HAWTHORN 3122	\$480,000	20/10/2018
2	405/2 Golding St HAWTHORN 3122	\$471,500	31/10/2018
3	118/81-83 Riversdale Rd HAWTHORN 3122	\$450,000	17/11/2018

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.



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Rooms:**Property Type:** Apartment

Agent Comments

Comparable Properties



120/81-83 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 1
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Price: \$480,000**Method:** Auction Sale**Date:** 20/10/2018**Rooms:** 3**Property Type:** Apartment

405/2 Golding St HAWTHORN 3122 (REI)

Agent Comments

 1
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  1

Price: \$471,500**Method:** Private Sale**Date:** 31/10/2018**Rooms:** -**Property Type:** Apartment

118/81-83 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 1
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  1

Price: \$450,000**Method:** Auction Sale**Date:** 17/11/2018**Rooms:** -**Property Type:** Apartment