## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/7 Hawthorn Grove, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$630,000		&		\$680,000			
Median sale p	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/12 Evansdale Rd HAWTHORN 3122	\$688,000	11/12/2021
2	12/94 Liddiard St HAWTHORN 3122	\$685,000	14/04/2022
3	12/36-38 Elphin Gr HAWTHORN 3122	\$662,000	14/05/2022

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:

26/05/2022 15:43







Rooms: 4 Property Type: Apartment Agent Comments

**Indicative Selling Price** \$630,000 - \$680,000 **Median Unit Price** Year ending March 2022: \$595,000

# **Comparable Properties**



5/12 Evansdale Rd HAWTHORN 3122 (REI/VG) Agent Comments





Price: \$688,000 Method: Auction Sale Date: 11/12/2021 Property Type: Unit

12/94 Liddiard St HAWTHORN 3122 (REI)

Agent Comments



Price: \$685,000 Method: Auction Sale Date: 14/04/2022 Property Type: Unit

12/36-38 Elphin Gr HAWTHORN 3122 (REI)



Agent Comments



Price: \$662.000 Method: Auction Sale Date: 14/05/2022 Property Type: Unit

### Account - Anton Zhouk Real Estate | P: 03 9815 1124



propertydata

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