



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 11/23 Grattan Street, Hawthorn, 3122

Indicative selling price

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

Single price or range between \$520,000.00 & \$560,000.00

Median sale price

Median price \$610,000.00 Property type Unit/Apartment Suburb HAWTHORN

Period - From Nov 2021 to Oct 2022 Source Corelogic

Comparable property sales

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 |
|--|--------------|--------------|
| 6/30 ELM STREET HAWTHORN VIC 3122 | \$498,000.00 | 25/08/2022 |
| 401/20 SHAMROCK STREET ABBOTSFORD VIC 3067 | \$495,000.00 | 16/06/2022 |
| 12/23 POWER STREET HAWTHORN VIC 3122 | \$500,000.00 | 27/10/2022 |

This Statement of Information was prepared on: Tuesday 22nd November 2022