

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

13/5 Grandview 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 \$593,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2023 to 31/12/2023 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	5/11 Harts Pde HAWTHORN EAST 3123	\$651,000	11/10/2023
2	17/102-118 Camberwell Rd HAWTHORN EAST 3123	\$655,000	16/12/2023
3	7/570 Glenferrie Rd HAWTHORN 3122	\$660,000	17/11/2023

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:

27/03/2024 10:41



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Property Type:
 Flat/Unit/Apartment (Strata)
Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Unit Price
 Year ending December 2023: \$593,000

Comparable Properties



5/11 Harts Pde HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)

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Price: \$651,000
Method: Sold Before Auction
Date: 11/10/2023
Property Type: Unit



17/102-118 Camberwell Rd HAWTHORN EAST 3123 (REI)

[Agent Comments](#)

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Price: \$655,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment



7/570 Glenferrie Rd HAWTHORN 3122 (REI/VG)

[Agent Comments](#)

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Price: \$660,000
Method: Private Sale
Date: 17/11/2023
Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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