#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

	13/5 Grandview Grove, Hawthorn East Vic 3123
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$600,000	&	\$660,000
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#### Median sale price

Median price	\$593,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale







**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)

**-**2

Price: \$651,000

Method: Sold Before Auction

Date: 11/10/2023 Property Type: Unit **Agent Comments** 



17/102-118 Camberwell Rd HAWTHORN EAST Agent Comments

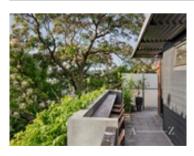
3123 (REI)

**-** 2



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

Property Type: Apartment



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

**=**| 2



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

**Property Type:** Apartment

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



