## 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

13/34 Elphin Grove, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$320,000		&		\$350,000			
Median sale pi	rice							
Median price	\$603,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/10/2019	to	30/09/2020		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.

Add	dress of comparable property	Price	Date of sale
1	107/151-155 Burwood Rd HAWTHORN 3122	\$350,000	27/06/2020
2	605/377 Burwood Rd HAWTHORN 3122	\$345,000	17/07/2020
3	308/36 Lilydale Gr HAWTHORN EAST 3123	\$345,000	09/07/2020

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:

26/11/2020 17:55





Daniel Bullen





**Property Type:** Apartment Agent Comments

9908 5700 0412 809 725 danielbullen@jelliscraig.com.au Indicative Selling Price

\$320,000 - \$350,000 Median Unit Price Year ending September 2020: \$603,500

# **Comparable Properties**



107/151-155 Burwood Rd HAWTHORN 3122 (REI/VG)

605/377 Burwood Rd HAWTHORN 3122 (VG)



Price: \$350,000 Method: Auction Sale Date: 27/06/2020 Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



Price: \$345,000 Method: Sale Date: 17/07/2020 Property Type: Strata Unit/Flat



308/36 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)



Price: \$345,000 Method: Auction Sale Date: 09/07/2020 Rooms: 2 Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.