# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	11/12-16 Symonds Street, 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	\$570,000	&	\$620,000
Range between	\$570,000	&	\$620,000

#### Median sale price

Median price	\$592,500	Pro	perty Type	Jnit		Suburb	Hawthorn East
Period - From	01/07/2023	to	30/09/2023		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

Address of comparable property		Price	Date of sale
1	7/9 Acheron Av CAMBERWELL 3124	\$625,000	23/09/2023
2	2/112 Riversdale Rd HAWTHORN 3122	\$620,000	22/09/2023
3	1/21 Auburn Gr HAWTHORN EAST 3123	\$570,000	16/09/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/11/2023 19:09













Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$570,000 - \$620,000 **Median Unit Price** September quarter 2023: \$592,500

# Comparable Properties



7/9 Acheron Av CAMBERWELL 3124 (REI)

**--** 2





**Agent Comments** 

Price: \$625,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit



2/112 Riversdale Rd HAWTHORN 3122 (REI)

**———** 2



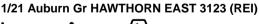


Price: \$620,000 Method: Private Sale Date: 22/09/2023

Property Type: Apartment

Agent Comments

Agent Comments







Price: \$570.000 Method: Auction Sale Date: 16/09/2023 Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



