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

11/12-16 Symonds Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price	$592,500	Property Type	Unit	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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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

woodards

🛏 2　🛁 1　🚗 1

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　🛁 1　🚗 1

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

Agent Comments

2/112 Riversdale Rd HAWTHORN 3122 (REI)

🛏 2　🛁 1　🚗 1

Price: $620,000
Method: Private Sale
Date: 22/09/2023
Property Type: Apartment

Agent Comments

1/21 Auburn Gr HAWTHORN EAST 3123 (REI)

🛏 2　🛁 1　🚗 1

Price: $570,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Unit

Agent Comments

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