

# 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

203/8 Montrose Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$550,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2023 to 30/09/2024 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	2/1 Brookfield Ct HAWTHORN EAST 3123	\$523,000	30/10/2024
2	806/8 Montrose St HAWTHORN EAST 3123	\$535,000	04/10/2024
3	4/61 Mayston St HAWTHORN EAST 3123	\$567,000	07/09/2024

**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:

12/11/2024 17:30



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

Year ending September 2024: \$595,000

## Comparable Properties



2/1 Brookfield Ct HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$523,000

Method: Private Sale

Date: 30/10/2024

Property Type: Apartment



806/8 Montrose St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 04/10/2024

Property Type: Apartment



4/61 Mayston St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$567,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Apartment

Account - Gem Realty



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