

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

206/6 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$593,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2022

to 31/03/2022

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	105/6 Lisson Gr HAWTHORN 3122	\$563,000	22/11/2021
2	104/6 Lisson Gr HAWTHORN 3122	\$525,000	22/11/2021
3	124/6 Lisson Gr HAWTHORN 3122	\$480,000	13/12/2021

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:

20/04/2022 14:44



 1  1  1

Property Type: Apartment

Agent Comments

There is an extra study room

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

March quarter 2022: \$593,000

Comparable Properties



105/6 Lisson Gr HAWTHORN 3122 (REI/VG)

 1  1  1

Price: \$563,000

Method: Private Sale

Date: 22/11/2021

Property Type: Apartment

Agent Comments

Apartment in the same complex with a courtyard



104/6 Lisson Gr HAWTHORN 3122 (REI/VG)

 1  1  1

Price: \$525,000

Method: Private Sale

Date: 22/11/2021

Property Type: Apartment

Agent Comments

Similar apartment in the same complex Ground floor with courtyard



124/6 Lisson Gr HAWTHORN 3122 (REI/VG)

 1  1  1

Price: \$480,000

Method: Private Sale

Date: 13/12/2021

Property Type: Apartment

Agent Comments

Ground floor apartment in the same complex No study room

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