

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

302/1 Porter Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2023 to 31/03/2023 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	511/4-14 Burke Av HAWTHORN EAST 3123	\$660,000	25/03/2023
2	216/102 Camberwell Rd HAWTHORN EAST 3123	\$615,000	18/03/2023
3	311/81 Riversdale Rd HAWTHORN 3122	\$580,000	08/03/2023

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:

03/05/2023 09:12



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

March quarter 2023: \$565,000

Comparable Properties



511/4-14 Burke Av HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$660,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Apartment



216/102 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  2  1

Price: \$615,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Apartment



311/81 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 08/03/2023

Property Type: Apartment

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