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 betweer	\$580,000		&		\$620,000					
Median sale p	rice									
Median price	\$565,000	Pro	operty Type	Unit			Suburb	Hawthorn East		
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ade	dress 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







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)



Price: \$660,000 Method: Auction Sale Date: 25/03/2023 Property Type: Apartment Agent Comments



216/102 Camberwell Rd HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$615,000 Method: Auction Sale Date: 18/03/2023 Property Type: Apartment



311/81 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$580,000 Method: Private Sale Date: 08/03/2023 Property Type: Apartment

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





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