Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$570,000

Property offered for sale

Address	8/44 Elphin Grove, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$603,500	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/01/2021	to	31/03/2021	Sc	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

14/167 Power St HAWTHORN 3122

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.

Ad	dress of comparable property	Price	Date of sale
1	6/27 Elphin Gr HAWTHORN 3122	\$541,000	13/03/2021
2	7/71 Auburn Rd HAWTHORN 3122	\$570,000	22/05/2021

OR

3

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:	25/05/2021 10:28



23/04/2021







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$540,000 - \$580,000 **Median Unit Price** March quarter 2021: \$603,500

Comparable Properties



6/27 Elphin Gr HAWTHORN 3122 (REI)

Price: \$541,000 Method: Auction Sale Date: 13/03/2021

Property Type: Apartment

Agent Comments



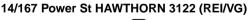


Price: \$570,000 Method: Auction Sale Date: 22/05/2021

Property Type: Apartment

Agent Comments









Price: \$570,000 Method: Private Sale Date: 23/04/2021

Property Type: Apartment

Agent Comments

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