

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

7/9 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$380,000

&

\$418,000

Median sale price

Median price \$527,800

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2019

to 30/06/2019

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	21/9 Lisson Gr HAWTHORN 3122	\$431,000	22/03/2019
2	7/127 Riversdale Rd HAWTHORN 3122	\$410,000	30/05/2019
3	1/282 Riversdale Rd HAWTHORN EAST 3123	\$400,100	20/08/2019

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:

16/09/2019

Karen Chung
9805 1111
0488 618 816
kchung@woodards.com.au

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

June quarter 2019: \$527,800



Property Type: Apartment

Agent Comments

Comparable Properties



21/9 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$431,000

Method: Sold Before Auction

Date: 22/03/2019

Rooms: 2

Property Type: Apartment



7/127 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$410,000

Method: Sold Before Auction

Date: 30/05/2019

Property Type: Apartment



1/282 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$400,100

Method: Private Sale

Date: 20/08/2019

Property Type: Apartment