

## 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

B010B/12 ALBERT STREET HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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 6 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

604/18 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$440,000	31-Aug-22
8/46-48 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$501,000	11-Mar-22
103/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$405,000	18-Jan-22

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 6 months.

This Statement of Information was prepared on: 22 October 2022



**604/18 LILYDALE GROVE  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$440,000** Sold Date **31-Aug-22**

Distance **0.1km**



**8/46-48 VICTORIA ROAD  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$501,000** Sold Date **11-Mar-22**

Distance **0.11km**



**103/7 MONTROSE STREET  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$405,000** Sold Date **18-Jan-22**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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