### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

/120 Victoria Road, Hawthorn East Vic 3123
/1:

#### Indicative selling price

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

Range between	\$550,000	&	\$600,000
Range between	\$550,000	č.	\$600,000

#### Median sale price

Median price	\$615,000	Pro	perty Type	Unit		Suburb	Hawthorn East
Period - From	01/01/2024	to	31/03/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	1/4 Auburn Gr HAWTHORN EAST 3123	\$610,000	01/06/2024
2	3/596 Riversdale Rd CAMBERWELL 3124	\$595,000	22/06/2024
3	2/5 Stanley Av HAWTHORN EAST 3123	\$555,000	29/05/2024

#### 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:	08/07/2024 10:37



Date of sale







Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$550,000 - \$600,000 **Median Unit Price** March quarter 2024: \$615,000

## Comparable Properties



1/4 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

**-**

Price: \$610,000 Method: Auction Sale Date: 01/06/2024

Property Type: Apartment

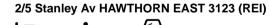
**Agent Comments** 





Price: \$595,000 Date: 22/06/2024

Method: Auction Sale Property Type: Unit



Agent Comments

Price: \$555.000 Method: Private Sale Date: 29/05/2024

Property Type: Apartment

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



