

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

16/36-38 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2022 to 30/06/2022 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	12/36-38 Elphin Gr HAWTHORN 3122	\$662,000	14/05/2022
2	4/51 Gladstone St KEW 3101	\$620,000	08/08/2022
3	4/75 Denham St HAWTHORN 3122	\$570,000	20/07/2022

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:

17/08/2022 12:23



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
June quarter 2022: \$635,000

Comparable Properties



12/36-38 Elphin Gr HAWTHORN 3122 (REI)

 2  1  1

Price: \$662,000
Method: Auction Sale
Date: 14/05/2022
Property Type: Unit

Agent Comments

1st floor apartment in the same block



4/51 Gladstone St KEW 3101 (REI)

 2  1  1

Price: \$620,000
Method: Sold Before Auction
Date: 08/08/2022
Property Type: Apartment

Agent Comments

Similar property



4/75 Denham St HAWTHORN 3122 (VG)

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Price: \$570,000
Method: Sale
Date: 20/07/2022
Property Type: Strata Unit/Flat

Agent Comments

Similar apartment with smaller living area

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