Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address -	1/44 Elphin Grove, Hawthorn Vic 3122
ncluding suburb and	
postcode	
•	

Indicative selling price

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

Range between	\$450,000	&	\$495,000
hange between	φ430,000	α	φ495,000

Median sale price

Median price	\$570,000	Pro	perty Type U	nit		Suburb	Hawthorn
Period - From	01/07/2023	to	30/06/2024		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	5/20 Victoria Gr HAWTHORN EAST 3123	\$495,000	28/08/2024
2	8/45 Disraeli St KEW 3101	\$482,000	18/04/2024
3	15/28 Wattle Rd HAWTHORN 3122	\$465,000	10/04/2024

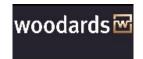
OR

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:	30/09/2024 15:20



Date of sale







Indicative Selling Price \$450,000 - \$495,000 **Median Unit Price** Year ending June 2024: \$570,000

Comparable Properties



5/20 Victoria Gr HAWTHORN EAST 3123 (REI)

Price: \$495,000

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Method: Sold Before Auction

Date: 28/08/2024

Property Type: Apartment



8/45 Disraeli St KEW 3101 (REI/VG)

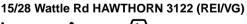
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Price: \$482,000 Method: Private Sale Date: 18/04/2024

Property Type: Apartment

Agent Comments

Agent Comments









Price: \$465.000 Method: Private Sale Date: 10/04/2024

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



