Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

408/2a Montrose Place, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$500,000	&	\$520,000
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Median sale price

Median price \$610,000	Property Typ	pe Unit	Suburb	Hawthorn East
Period - From 01/04/2024	to 30/06/20	24 Sc	ource 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

Add	dress of comparable property	Price	Date of sale
1	1102/377 Burwood Rd HAWTHORN 3122	\$523,500	30/08/2024
2	311/12 Albert St HAWTHORN EAST 3123	\$525,000	20/08/2024
3	119/17 Lynch St HAWTHORN 3122	\$525,000	26/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/10/2024 17:43





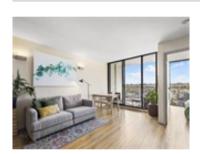




Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$520,000 Median Unit Price June quarter 2024: \$610,000

Comparable Properties



1102/377 Burwood Rd HAWTHORN 3122 (REI) Agent Comments

Price: \$523,500 Method: Private Sale Date: 30/08/2024

Property Type: Apartment



311/12 Albert St HAWTHORN EAST 3123

(REI/VG)

KEI/VG)

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Price: \$525,000 Method: Private Sale Date: 20/08/2024

Property Type: Apartment

Agent Comments



119/17 Lynch St HAWTHORN 3122 (REI/VG)

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Price: \$525,000 Method: Private Sale Date: 26/07/2024

Property Type: Apartment

Agent Comments

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



