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	12/107 Victoria Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $645,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2021 to 31/03/2022 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	7/2 Brookfield Ct HAWTHORN EAST 3123	$447,500	26/03/2022
2	1/282 Riversdale Rd HAWTHORN EAST 3123	$430,000	14/02/2022
3	2/20 Denmark Hill Rd HAWTHORN EAST 3123	$428,500	08/12/2021

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: 16/05/2022 10:45

12/107 Victoria Road, Hawthorn East Vic 3123

THE AGENCY

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
Year ending March 2022: $645,000

Comparable Properties



7/2 Brookfield Ct HAWTHORN EAST 3123 (REI)

1 1 1

Agent Comments

Price: $447,500
Method: Auction Sale
Date: 26/03/2022
Property Type: Apartment



1/282 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

1 1 1

Agent Comments

Price: $430,000
Method: Private Sale
Date: 14/02/2022
Property Type: Apartment



2/20 Denmark Hill Rd HAWTHORN EAST 3123 (REI/VG)

1 1 -

Agent Comments

Price: $428,500
Method: Sold Before Auction
Date: 08/12/2021
Property Type: Unit

REIV THE DIFFERENCE | propertydata.com.au

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