

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

405/2A Montrose Place Hawthorn East VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

2A Montrose Place Hawthorn East VIC 3123	\$385,000	31-Jul-19
305/2A Montrose Place Hawthorn East VIC 3123	\$375,000	02-May-19
509/8 Montrose Street Hawthorn East VIC 3123	\$390,500	05-Dec-18

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 6 months.~~

This Statement of Information was prepared on: 28 January 2020



2A Montrose Place Hawthorn East VIC 3123

Sold Price

\$385,000

Sold Date

31-Jul-19



1



1



1

Distance

-



305/2A Montrose Place Hawthorn East VIC 3123

Sold Price

\$375,000

Sold Date

02-May-19



1



1



1

Distance

-



509/8 Montrose Street Hawthorn East VIC 3123

Sold Price

\$390,500

Sold Date

05-Dec-18



1



1



1

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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