Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/5 Grandview Grove, Hawthorn East Vic 3123

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$450,000		&		\$495,000			
Median sale p	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/110 Liddiard St HAWTHORN 3122	\$535,000	09/08/2024
2	2/29 Bell St HAWTHORN 3122	\$485,000	23/05/2024
3	2/28 Selbourne St HAWTHORN 3122	\$492,500	11/05/2024

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:

10/09/2024 10:57









Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$450,000 - \$495,000 **Median Unit Price** June quarter 2024: \$610,000

Comparable Properties



1/110 Liddiard St HAWTHORN 3122 (REI)





Method: Sold Before Auction Date: 09/08/2024 Property Type: Unit

2/29 Bell St HAWTHORN 3122 (REI/VG)

Agent Comments

Agent Comments





Price: \$485,000 Method: Sold Before Auction Date: 23/05/2024 Property Type: Apartment

2/28 Selbourne St HAWTHORN 3122 (VG)

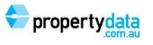
Agent Comments



Price: \$492.500 Method: Sale Date: 11/05/2024 Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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