

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

6/5 Grandview Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$450,000

 &

\$495,000

Median sale price

Median price

\$610,000

 Property Type

Unit

 Suburb

Hawthorn East

Period - From

01/04/2024

 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	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

Comparable Properties



1/110 Liddiard St HAWTHORN 3122 (REI)

Agent Comments



Price: \$535,000

Method: Sold Before Auction

Date: 09/08/2024

Property Type: Unit



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

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