#### 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	26/9 Lisson Grove, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$580,000	&	\$625,000
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#### Median sale price

Median price	\$570,000	Pro	perty Type U	nit		Suburb	Hawthorn
Period - From	17/12/2023	to	16/12/2024	So	urce	Property	/ Data

## 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	10/178 Power St HAWTHORN 3122	\$580,000	30/11/2024
2	9/247 Riversdale Rd HAWTHORN EAST 3123	\$620,000	22/11/2024
3	11/109 Riversdale Rd HAWTHORN 3122	\$580,000	04/11/2024

#### 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:	17/12/2024 15:21









Rooms: 4

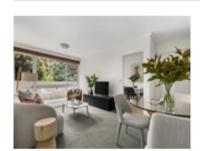
**Property Type:** Flat

Land Size: 2679.219 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$580,000 - \$625,000 **Median Unit Price** 17/12/2023 - 16/12/2024: \$570,000

## Comparable Properties



10/178 Power St HAWTHORN 3122 (REI)

Price: \$580,000 Method: Auction Sale Date: 30/11/2024 **Property Type:** Unit

**Agent Comments** 



9/247 Riversdale Rd HAWTHORN EAST 3123 (REI)

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Price: \$620,000

Method: Sold Before Auction

Date: 22/11/2024

Property Type: Apartment

**Agent Comments** 



11/109 Riversdale Rd HAWTHORN 3122 (REI)





Price: \$580,000 Method: Private Sale Date: 04/11/2024 Property Type: Unit

**Agent Comments** 

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



