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

7/44 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

| Median price | $527,800 | Property Type | Unit | Suburb | Hawthorn |

| Period - From | 01/04/2019 | to | 30/06/2019 | 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 6/27 Elphin Gr HAWTHORN 3122	$505,000	22/04/2019
2 5/35 Elphin Gr HAWTHORN 3122	$488,000	08/07/2019
3 19/46-48 Elphin Gr HAWTHORN 3122	$486,000	07/08/2019

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: 03/10/2019 09:18

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🛏 2   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
June quarter 2019: $527,800

Comparable Properties

6/27 Elphin Gr HAWTHORN 3122 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $505,000
Method: Private Sale
Date: 22/04/2019
Property Type: Apartment

Agent Comments

5/35 Elphin Gr HAWTHORN 3122 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $488,000
Method: Private Sale
Date: 08/07/2019
Property Type: Apartment

Agent Comments

19/46-48 Elphin Gr HAWTHORN 3122 (REI)

🛏 2   🛁 1   🚗 1

Price: $486,000
Method: Private Sale
Date: 07/08/2019
Property Type: Apartment

Agent Comments

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

REIV   propertydata.com.au