

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

205/12 ALBERT STREET 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

or range
between

\$310,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$674,950

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Apr 2022

to

31 Mar 2023

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

505/12 ALBERT STREET HAWTHORN EAST VIC 3123	\$325,000	16-Feb-23
506/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$315,000	27-Oct-22
603/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$339,000	02-Feb-23

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: 24 April 2023



505/12 ALBERT STREET HAWTHORN EAST VIC 3123

 1
  1
  1

Sold Price **\$325,000** Sold Date **16-Feb-23**

Distance **0km**



506/32 LILYDALE GROVE HAWTHORN EAST VIC 3123

 1
  1
  1

Sold Price **\$315,000** Sold Date **27-Oct-22**

Distance **0.04km**



603/7 MONTROSE STREET HAWTHORN EAST VIC 3123

 1
  1
  1

Sold Price **\$339,000** Sold Date **02-Feb-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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