# 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

6/33 Elphin Grove, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$545,000						

#### Median sale price

Median price	\$563,000	Pro	operty Type Unit	:	Suburb	Hawthorn
Period - From	01/07/2018	to	30/06/2019	Sourc	ce 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.

Add	dress 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:

18/10/2019 18:06









Property Type: Apartment Agent Comments Andrew Mackintosh 9809 2000 0418 540 060 andrew.mackintosh@noeljones.com.au

Indicative Selling Price \$545,000 Median Unit Price Year ending June 2019: \$563,000

# **Comparable Properties**



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



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



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



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

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

Agent Comments

Agent Comments

Agent Comments



2

Method: Private Sale Date: 07/08/2019 Property Type: Apartment

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.