## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 701/1 Porter Street, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$520,000		&		\$570,000					
Median sale p	rice									
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Hawthorn East		
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/127 Riversdale Rd HAWTHORN 3122	\$540,000	17/10/2024
2	302/8 Queens Av HAWTHORN 3122	\$565,000	27/09/2024
3	1102/377 Burwood Rd HAWTHORN 3122	\$523,500	30/08/2024

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:

10/02/2025 17:59





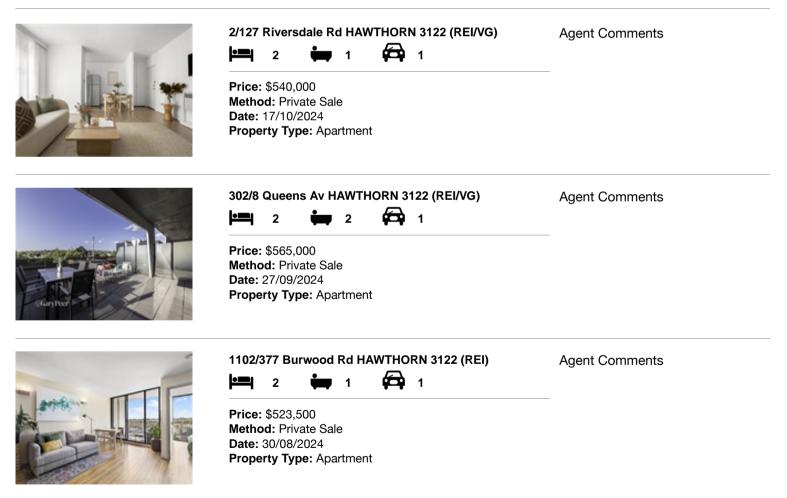




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$520,000 - \$570,000 Median Unit Price Year ending December 2024: \$600,000

# **Comparable Properties**



#### Account - VICPROP | P: 03 8888 1011



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