

# 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 212/12 Albert Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$395,000

### Median sale price

Median price \$651,000 Property type unit Suburb HAWTHORN EAST

Period - From 20/08/2019 to 19/08/2020 Source REIV

### Comparable property sales

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
11/61 Auburn Rd HAWTHORN 𐄂	\$401,000	20/03/2020
307/151-155 Burwood Rd HAWTHORN 3122	\$400,000	26/06/2020
106/31 Queens Av HAWTHORN 3122	\$380,000	01/08/2020

This Statement of Information was prepared on: 20/08/2020 16:09