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 9/7 Summerlea Grove, Hawthorn Vic 3122

Indicative selling price

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-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$700,000

Median sale price

Median price	\$607,500	Pro	perty Type Uni	t		Suburb	Hawthorn
Period - From	01/10/2021	to	30/09/2022	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.

Add	dress of comparable property	Price	Date of sale
1	11/179 Power St HAWTHORN 3122	\$711,000	04/05/2022
2	7/22 Wattle Rd HAWTHORN 3122	\$710,000	01/07/2022
3	4/9 Fordholm Rd HAWTHORN 3122	\$685,000	25/06/2022

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:

26/10/2022 15:45







Property Type: Unit Agent Comments

Indicative Selling Price \$700,000 Median Unit Price Year ending September 2022: \$607,500

Comparable Properties



11/179 Power St HAWTHORN 3122 (REI/VG)



Price: \$711,000 Method: Private Sale Date: 04/05/2022 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$710,000 Method: Private Sale Date: 01/07/2022 Property Type: Apartment

4/9 Fordholm Rd HAWTHORN 3122 (REI)

7/22 Wattle Rd HAWTHORN 3122 (REI/VG)



Agent Comments



Price: \$685,000 Method: Auction Sale Date: 25/06/2022 Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388



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