

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

109/6 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$755,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2020

to

31/03/2021

Source

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.

	Address of comparable property	Price	Date of sale
1	4/561 Glenferrie Rd HAWTHORN 3122	\$782,000	20/02/2021
2	8/28 Auburn Gr HAWTHORN EAST 3123	\$728,000	10/03/2021
3	G04/147 Riversdale Rd HAWTHORN 3122	\$720,000	28/04/2021

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:

01/05/2021 11:34



2 2 1

Property Type: Apartment

Agent Comments

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Indicative Selling Price

\$755,000

Median Unit Price

Year ending March 2021: \$605,000

Comparable Properties



4/561 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments

2 2 1

Price: \$782,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment

8/28 Auburn Gr HAWTHORN EAST 3123 (REI) Agent Comments

2 1 1

Price: \$728,000

Method: Sold Before Auction

Date: 10/03/2021

Property Type: Apartment



G04/147 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments

2 1 1

Price: \$720,000

Method: Sold Before Auction

Date: 28/04/2021

Property Type: Unit