## 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.vi	c.gov.au	/underquoting
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Single price \$755,000

#### Median sale price

Median price	\$605,000	Pro	perty Type Unit	t	Su	lburb	Hawthorn
Period - From	01/04/2020	to	31/03/2021	Sou	Irce RE	ΞIV	

### 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	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



## THE AGENCY





**Property Type:** Apartment Agent Comments

Luke Saville 03 8578 0399 0437 720 806 lukesaville@theagency.com.au

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



Price: \$782,000 Method: Auction Sale Date: 20/02/2021 Property Type: Apartment

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



Price: \$728,000 Method: Sold Before Auction Date: 10/03/2021 Property Type: Apartment



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



Price: \$720,000 Method: Sold Before Auction Date: 28/04/2021 Property Type: Unit

Account - The Agency Boroondara | P: 03 8578 0399



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.