

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

10/50 Grove Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$604,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2020

to

31/12/2020

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	9/50 Grove Rd HAWTHORN 3122	\$826,000	27/02/2021
2	2/11 Lennox St HAWTHORN 3122	\$811,000	10/04/2021
3	2/5 View St HAWTHORN 3122	\$800,000	20/11/2020

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:

14/04/2021 12:45



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
Year ending December 2020: \$604,000

Comparable Properties



9/50 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$826,000
Method: Auction Sale
Date: 27/02/2021
Property Type: Apartment



2/11 Lennox St HAWTHORN 3122 (REI)

Agent Comments



Price: \$811,000
Method: Auction Sale
Date: 10/04/2021
Property Type: Apartment



2/5 View St HAWTHORN 3122 (REI)

Agent Comments



Price: \$800,000
Method: Sold Before Auction
Date: 20/11/2020
Property Type: Apartment