

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

404/7 MONTROSE STREET HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

217/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$646,000	08-Feb-23
222/828 BURKE ROAD CAMBERWELL VIC 3124	\$650,000	06-Apr-23
211/862 GLENFERRIE ROAD HAWTHORN VIC 3122	\$621,000	19-Apr-23

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 6 months.

This Statement of Information was prepared on: 28 June 2023



217/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

Sold Price **\$646,000** Sold Date **08-Feb-23**

2 2 1

Distance **0.71km**

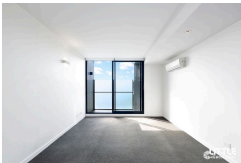


222/828 BURKE ROAD CAMBERWELL VIC 3124

Sold Price **\$650,000** Sold Date **06-Apr-23**

2 2 1

Distance **1.09km**



211/862 GLENFERRIE ROAD HAWTHORN VIC 3122

Sold Price **\$621,000** Sold Date **19-Apr-23**

2 2 1

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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