

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

201/2 Constance Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$950,000 & \$1,025,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Hawthorn East

Period - From 11/11/2019 to 10/11/2020 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	406/2a Montrose PI HAWTHORN EAST 3123	\$1,115,000	27/06/2020
2	205/2a Kenilworth Gr GLEN IRIS 3146	\$1,099,000	02/07/2020
3	201/1011 Toorak Rd CAMBERWELL 3124	\$1,050,000	01/06/2020

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:

11/11/2020 16:44



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$950,000 - \$1,025,000

Median Unit Price
11/11/2019 - 10/11/2020: \$675,000

Comparable Properties



406/2a Montrose PI HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$1,115,000
Method: Private Sale
Date: 27/06/2020
Property Type: Apartment



205/2a Kenilworth Gr GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$1,099,000
Method: Private Sale
Date: 02/07/2020
Property Type: Apartment



201/1011 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 01/06/2020
Rooms: 6
Property Type: Apartment