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 betweer	\$950,000		&		\$1,025,000				
Median sale p	rice								
Median price	\$675,000	Pro	operty Type	Unit			Suburb	Hawthorn East	
Period - From	11/11/2019	to	10/11/2020		So	urce	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.

Ado	dress 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 Agent Comments (REI/VG)



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)



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

Account - The Agency Hawthorn | 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.