

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

18/46-48 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$470,000

&

\$495,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2023

to

31/03/2023

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	4/44 Elphin Gr HAWTHORN 3122	\$495,000	18/03/2023
2	15/59 Riversdale Rd HAWTHORN 3122	\$482,000	20/06/2023
3	7/333 Auburn Rd HAWTHORN 3122	\$452,500	05/04/2023

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:

29/06/2023 13:36



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$495,000

Median Unit Price

March quarter 2023: \$560,000

Comparable Properties



4/44 Elphin Gr HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$495,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Apartment



15/59 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$482,000

Method: Private Sale

Date: 20/06/2023

Property Type: Apartment



7/333 Auburn Rd HAWTHORN 3122 (VG)

Agent Comments

 2  -  -

Not allocated car space

Price: \$452,500

Method: Sale

Date: 05/04/2023

Property Type: Strata Unit/Flat