

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

203/12 Albert 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,350

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2020

to

31 Oct 2021

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

107/12 Albert Street Hawthorn East VIC 3123	\$367,500	11-May-21
212/12 Albert Street Hawthorn East VIC 3123	\$372,500	01-Dec-20
403/12 Albert Street Hawthorn East VIC 3123	\$350,000	16-May-21

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: 01 November 2021



107/12 Albert Street Hawthorn East VIC 3123 Sold Price **\$367,500** Sold Date **11-May-21**

 1  1  1

Distance -



212/12 Albert Street Hawthorn East VIC 3123 Sold Price **\$372,500** Sold Date **01-Dec-20**

 1  1  1

Distance -



403/12 Albert Street Hawthorn East VIC 3123 Sold Price **\$350,000** Sold Date **16-May-21**

 1  1  1

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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