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

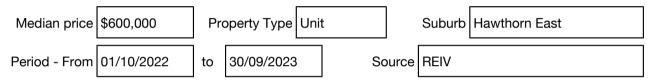
205/1 Porter Street, Hawthorn East Vic 3123

Indicative selling price

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Single price \$400,000

Median sale price



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	106/10 Lilydale Gr HAWTHORN EAST 3123	\$425,000	13/10/2023
2	407/347 Camberwell Rd CAMBERWELL 3124	\$410,000	14/11/2023
3	107/138 Camberwell Rd HAWTHORN EAST 3123	\$378,000	10/10/2023

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:

05/12/2023 15:26









Indicative Selling Price \$400,000 Median Unit Price Year ending September 2023: \$600,000

Property Type: Apartment Agent Comments

B4 Car park 004 & Storage cage 27 Body corp approx \$3680/year. Council fees approx. \$800/year Rent \$1912/month (month-by-month)

Comparable Properties



106/10 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)



Price: \$425,000 Method: Private Sale Date: 13/10/2023 Property Type: Apartment

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Agent Comments

Agent Comments



407/347 Camberwell Rd CAMBERWELL 3124 Agent Comments (REI)



Price: \$410,000 Method: Private Sale Date: 14/11/2023 Property Type: Apartment



107/138 Camberwell Rd HAWTHORN EAST 3123 (REI)



Price: \$378,000 Method: Private Sale Date: 10/10/2023 Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707



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