

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

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

Single price \$400,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2022 to 30/09/2023 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	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



1
 1
 1 + Storage

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)

Agent Comments

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



407/347 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments

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



107/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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

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