

# 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

17/36-38 Elphin Grove, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$710,000

### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Hawthorn

Period - From

29/03/2020

to

28/03/2021

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 | 4/175 Power St HAWTHORN 3122               | \$710,000 | 24/03/2021   |
| 2 | 8/22 Connell St HAWTHORN 3122              | \$690,000 | 20/02/2021   |
| 3 | 28/154-164 Rathmines Rd HAWTHORN EAST 3123 | \$680,000 | 24/03/2021   |

**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:

29/03/2021 10:10



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$710,000

**Median Unit Price**  
29/03/2020 - 28/03/2021: \$590,000

## Comparable Properties



**4/175 Power St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2021  
**Property Type:** Apartment



**8/22 Connell St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** Apartment



**28/154-164 Rathmines Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$680,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2021  
**Property Type:** Apartment