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.go | v.au/underquoting |
|---|-------------------|
|---|-------------------|

Single price \$710,000

Median sale price

| Median price | \$590,000 | Pro | perty Type Un | it | | Suburb | Hawthorn |
|---------------|------------|-----|---------------|------|-------|--------|----------|
| Period - From | 29/03/2020 | to | 28/03/2021 |] so | ource | 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.

| Add | dress 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



RT Edgar





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)



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

Agent Comments



8/22 Connell St HAWTHORN 3122 (REI)



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



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



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

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.