

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 108/10-12 Albert Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$380,000 & \$415,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2024 to 30/06/2024 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	204/8 Luton La HAWTHORN 3122	\$425,000	24/09/2024
2	12/60 Hawthorn Gr HAWTHORN 3122	\$380,000	14/09/2024
3	G03/39 Riversdale Rd HAWTHORN 3122	\$396,000	04/09/2024

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.~~

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Indicative Selling Price

\$380,000 - \$415,000

Median Unit Price

June quarter 2024: \$610,000



Property Type: Apartment

Agent Comments

Comparable Properties



204/8 Luton La HAWTHORN 3122 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 24/09/2024

Property Type: Unit



12/60 Hawthorn Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 14/09/2024

Property Type: Apartment



G03/39 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$396,000

Method: Private Sale

Date: 04/09/2024

Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613