

## 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

206/5-7 MONTROSE STREET HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

701/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$350,000	22-Feb-24
212/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$375,000	12-Apr-24
216/311 BURWOOD ROAD HAWTHORN VIC 3122	\$380,000	18-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 16 May 2024



**701/32 LILYDALE GROVE  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$350,000** Sold Date **22-Feb-24**

Distance **0.1km**



**212/38 CAMBERWELL ROAD  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$375,000** Sold Date **12-Apr-24**

Distance **0.38km**



**216/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price <sup>RS</sup> **\$380,000** Sold Date **18-Mar-24**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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