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

17/9 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between $650,000 & $690,000

Median sale price

| Median price | $610,000 | Property Type | Unit | Suburb | Hawthorn |

| Period - From | 01/04/2021 | to | 30/06/2021 | 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	13/508 Glenferrie Rd HAWTHORN 3122	$690,000	15/07/2021
2	9/29 Auburn Gr HAWTHORN EAST 3123	$665,000	17/06/2021
3	31/70 Church St HAWTHORN 3122	$648,000	17/07/2021

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: 24/09/2021 11:14

CONSUMER AFFAIRS VICTORIA

🛏 **2**   🛁 **-**   🚗

Rooms: 4
Property Type: Flat
Land Size: 2679.219 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $690,000
Median Unit Price
June quarter 2021: $610,000

Comparable Properties

13/508 Glenferrie Rd HAWTHORN 3122 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $690,000
Method: Private Sale
Date: 15/07/2021
Property Type: Apartment

Agent Comments

9/29 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $665,000
Method: Sold Before Auction
Date: 17/06/2021
Property Type: Apartment

Agent Comments

31/70 Church St HAWTHORN 3122 (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $648,000
Method: Auction Sale
Date: 17/07/2021
Property Type: Unit

Agent Comments

Account - The Agency Boroondara | P: 03 8578 0399