

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

116/2a Montrose Place, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$638,500 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2021 to 30/09/2022 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	107/10 Lilydale Gr HAWTHORN EAST 3123	\$569,000	14/09/2022
2	710/377 Burwood Rd HAWTHORN 3122	\$545,000	16/09/2022
3	401/80 Lynch St HAWTHORN 3122	\$530,000	20/07/2022

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:

26/10/2022 15:51

116/2a Montrose Place, Hawthorn East Vic 3123

THE AGENCY

Luke Saville
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2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

Year ending September 2022: \$638,500

Comparable Properties



107/10 Lilydale Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$569,000

Method: Private Sale

Date: 14/09/2022

Property Type: Apartment



710/377 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$545,000

Method: Sold Before Auction

Date: 16/09/2022

Property Type: Unit



401/80 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 20/07/2022

Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388



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