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

CONSUMER AFFAIRS VICTORIA

116/2a Montrose Place, Hawthorn East Vic 3123

THE AGENCY

Luke Saville
0437 720 806
lukesaville@theagency.com.au

🛏 **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)

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Price: $569,000
Method: Private Sale
Date: 14/09/2022
Property Type: Apartment

Agent Comments

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

🛏 2 🛁 1 🚗 1

Price: $545,000
Method: Sold Before Auction
Date: 16/09/2022
Property Type: Unit

Agent Comments

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

🛏 2 🛁 1 🚗 1

Price: $530,000
Method: Private Sale
Date: 20/07/2022
Property Type: Apartment

Agent Comments

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