

# 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

14/5 Grandview Grove, 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)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$674,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2020 to 31/12/2020 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	5/29 Rathmines Rd HAWTHORN EAST 3123	\$755,000	10/12/2020
2	7/845 Burwood Rd HAWTHORN EAST 3123	\$735,000	03/11/2020
3	2/3 Burwood Av HAWTHORN EAST 3123	\$700,000	15/10/2020

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:

16/03/2021 15:32



1 -

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending December 2020: \$674,000

## Comparable Properties



**5/29 Rathmines Rd HAWTHORN EAST 3123**  
(REI/VG)

**Agent Comments**

2 1 1

**Price:** \$755,000

**Method:** Private Sale

**Date:** 10/12/2020

**Rooms:** 2

**Property Type:** Unit



**7/845 Burwood Rd HAWTHORN EAST 3123**  
(REI/VG)

**Agent Comments**

2 1 1

**Price:** \$735,000

**Method:** Private Sale

**Date:** 03/11/2020

**Property Type:** Apartment



**2/3 Burwood Av HAWTHORN EAST 3123**  
(REI/VG)

**Agent Comments**

2 1 1

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 15/10/2020

**Property Type:** Apartment