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	14/5 Grandview Grove, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$674,000	Pro	perty Type U	Init		Suburb	Hawthorn East
Period - From	01/01/2020	to	31/12/2020	S	ource	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

Add	dress 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 comparableproperties 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









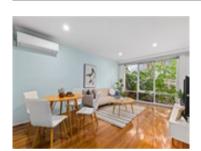


Property Type: Strata Unit/Flat

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) **-**2







Price: \$755,000 Method: Private Sale Date: 10/12/2020 Rooms: 2

Property Type: Unit

Agent Comments









Price: \$735,000 Method: Private Sale Date: 03/11/2020

Property Type: Apartment

Agent Comments



2/3 Burwood Av HAWTHORN EAST 3123

(REI/VG)

— 2





Price: \$700.000

Method: Sold Before Auction

Date: 15/10/2020

Property Type: Apartment

Agent Comments

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



