

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

208/2a Montrose Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$593,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2023 to 31/12/2023 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	14/757 Burwood Rd HAWTHORN EAST 3123	\$595,000	24/01/2024
2	8/578 Glenferrie Rd HAWTHORN 3122	\$585,000	19/12/2023
3	4/36 Mayston St HAWTHORN EAST 3123	\$565,000	19/01/2024

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: 09/02/2024 10:09



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
Year ending December 2023: \$593,000

Comparable Properties



14/757 Burwood Rd HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$595,000
Method: Private Sale
Date: 24/01/2024
Property Type: Apartment



8/578 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$585,000
Method: Private Sale
Date: 19/12/2023
Property Type: Apartment



4/36 Mayston St HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$565,000
Method: Private Sale
Date: 19/01/2024
Property Type: Apartment