

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

8/11 Ardene Court, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2023

to

31/03/2023

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	10/235 Riversdale Rd HAWTHORN EAST 3123	\$425,000	11/01/2023
2	6/24 Auburn Gr HAWTHORN EAST 3123	\$415,000	02/03/2023
3	11/130 Rathmines Rd HAWTHORN 3122	\$400,000	14/03/2023

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:

10/05/2023 16:12

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

March quarter 2023: \$560,000

Comparable Properties



10/235 Riversdale Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

**Price:** \$425,000**Method:** Private Sale**Date:** 11/01/2023**Property Type:** Apartment

6/24 Auburn Gr HAWTHORN EAST 3123 (VG) Agent Comments

**Price:** \$415,000**Method:** Sale**Date:** 02/03/2023**Property Type:** Strata Unit/Flat

11/130 Rathmines Rd HAWTHORN 3122 (REI) Agent Comments

**Price:** \$400,000**Method:** Private Sale**Date:** 14/03/2023**Property Type:** Apartment

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