## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 702/1 Porter Street, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$588,000		&		\$638,000					
Median sale pi	rice									
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Hawthorn East		
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	218/81-83 Riversdale Rd HAWTHORN 3122	\$635,000	22/10/2024
2	5/523 Burwood Rd HAWTHORN 3122	\$575,000	07/10/2024
3	415/138 Camberwell Rd HAWTHORN EAST 3123	\$650,000	15/08/2024

OR

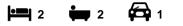
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/10/2024 14:00







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$588,000 - \$638,000 Median Unit Price September quarter 2024: \$580,000

# **Comparable Properties**



218/81-83 Riversdale Rd HAWTHORN 3122 Agent Comments (REI)



Price: \$635,000 Method: Private Sale Date: 22/10/2024 Property Type: Apartment



5/523 Burwood Rd F 2 2 2 Price: \$575,000

5/523 Burwood Rd HAWTHORN 3122 (REI) A

Agent Comments

Method: Private Sale Date: 07/10/2024 Property Type: Apartment



415/138 Camberwell Rd HAWTHORN EAST Agent Comments 3123 (REI/VG)

Price: \$650,000 Method: Private Sale Date: 15/08/2024 Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.