

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

506/7 MONTROSE STREET HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

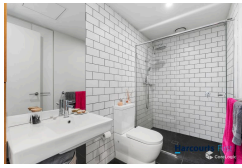
Date of sale

803/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$366,000	25-Jul-23
601/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$350,000	03-Oct-23
108/609 BURWOOD ROAD HAWTHORN VIC 3122	\$360,000	17-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 20 November 2023



803/7 MONTROSE STREET HAWTHORN EAST VIC 3123

1 1 1

Sold Price **\$366,000** Sold Date **25-Jul-23**

Distance **0km**



601/32 LILYDALE GROVE HAWTHORN EAST VIC 3123

1 1 1

Sold Price ^{RS} **\$350,000** Sold Date **03-Oct-23**

Distance **0.1km**



108/609 BURWOOD ROAD HAWTHORN VIC 3122

1 1 1

Sold Price ^{RS} **\$360,000** Sold Date **17-Nov-23**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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