

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

7/21 Munro Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/01/2024

to

31/03/2024

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	7/114-116 Riversdale Rd HAWTHORN 3122	\$387,500	19/04/2024
2	4/165 Power St HAWTHORN 3122	\$385,000	17/05/2024
3	20/563 Glenferrie Rd HAWTHORN 3122	\$372,000	17/05/2024

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:

08/07/2024 08:57



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$385,000
Median Unit Price
March quarter 2024: \$615,000

Comparable Properties



7/114-116 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$387,500
Method: Sold Before Auction
Date: 19/04/2024
Property Type: Unit



4/165 Power St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$385,000
Method: Private Sale
Date: 17/05/2024
Property Type: Apartment



20/563 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$372,000
Method: Private Sale
Date: 17/05/2024
Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199