## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	7/21 Munro Street, Hawthorn East Vic 3123
Including suburb and	
postcode	

#### 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	Pro	perty 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

Add	dress 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 comparableproperties 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





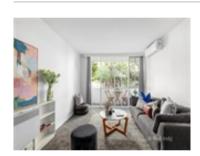




**Property Type:** Apartment Agent Comments

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

# Comparable Properties



7/114-116 Riversdale Rd HAWTHORN 3122

(REI)

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**•** 1

**6** 1

Price: \$387,500

Method: Sold Before Auction

Date: 19/04/2024 Property Type: Unit **Agent Comments** 

4/165 Power St HAWTHORN 3122 (REI)





Price: \$385,000 Method: Private Sale

**Date:** 17/05/2024 **Property Type:** Apartment

**Agent Comments** 



20/563 Glenferrie Rd HAWTHORN 3122

(REI/VG)

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

Property Type: Apartment

Agent Comments

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



