

# 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

5/27 Elphin Grove, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$609,000

### Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2020

to

31/03/2021

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	4/109 Victoria Rd HAWTHORN EAST 3123	\$609,000	12/03/2021
2	2/11 Grandview Gr HAWTHORN EAST 3123	\$610,000	23/12/2020
3	4/181 Power St HAWTHORN 3122	\$610,000	30/11/2020

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:

03/05/2021 09:47

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

**Indicative Selling Price**

\$609,000

**Median Unit Price**

Year ending March 2021: \$605,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/109 Victoria Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

2 1 1

**Price:** \$609,000

**Method:** Sold Before Auction

**Date:** 12/03/2021

**Property Type:** Apartment



**2/11 Grandview Gr HAWTHORN EAST 3123 (REI)**

Agent Comments

2 1 1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 23/12/2020

**Property Type:** Apartment



**4/181 Power St HAWTHORN 3122 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 30/11/2020

**Property Type:** Apartment