Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5/27 Elphin Grove, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$609,000

Median sale price

Median price \$605,000	Pr	operty Type Ur	iit		Suburb	Hawthorn
Period - From 01/04/2020	to	31/03/2021	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.

Address of comparable property

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 comparableproperties 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





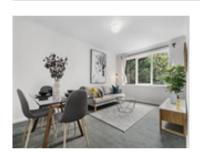


Indicative Selling Price \$609,000 Median Unit Price Year ending March 2021: \$605,000



Property Type: Apartment
Agent Comments

Comparable Properties



4/109 Victoria Rd HAWTHORN EAST 3123

(REI)

-2

- 1



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Price: \$609,000

Method: Sold Before Auction

Date: 12/03/2021

Property Type: Apartment

Agent Comments



(REI)

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Price: \$610,000 **Method:** Private Sale **Date:** 23/12/2020

Property Type: Apartment

Agent Comments



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

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A.

Price: \$610,000 **Method:** Private Sale **Date:** 30/11/2020

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



