

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

1/1 Maraquita Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$1,460,000

&

\$1,600,000

Median sale price

Median price

\$1,340,000

Property Type

Townhouse

Suburb

Hawthorn East

Period - From

23/11/2020

to

22/11/2021

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	3/575 Burke Rd CAMBERWELL 3124	\$1,606,000	06/11/2021
2	3/1 Maraquita Gr HAWTHORN EAST 3123	\$1,426,000	25/09/2021
3	3/831 Toorak Rd HAWTHORN EAST 3123	\$1,340,000	19/10/2021

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:

23/11/2021 10:00



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,460,000 - \$1,600,000
Median Townhouse Price
23/11/2020 - 22/11/2021: \$1,340,000

Comparable Properties



3/575 Burke Rd CAMBERWELL 3124 (REI)

 3  2  2

Price: \$1,606,000
Method: Auction Sale
Date: 06/11/2021
Property Type: Townhouse (Res)
Land Size: 231 sqm approx

Agent Comments

similar style size and condition to subject property



3/1 Maraquita Gr HAWTHORN EAST 3123 (REI)

 4  2  1

Price: \$1,426,000
Method: Sold Before Auction
Date: 25/09/2021
Property Type: Townhouse (Res)

Agent Comments

neighbouring property - smaller- than subject property



3/831 Toorak Rd HAWTHORN EAST 3123 (REI)

 4  2  2

Price: \$1,340,000
Method: Sold Before Auction
Date: 19/10/2021
Property Type: Townhouse (Res)

Agent Comments

smaller property in worse condition than subject property

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