

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

21/64 Anderson St, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$690,000

&

\$745,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Hawthorn East

Period - From 01/04/2021

to

31/03/2022

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	108/436 Burke Rd CAMBERWELL 3124	\$740,000	10/02/2022
2	6/25 Belmont Av GLEN IRIS 3146	\$725,000	06/12/2021
3	102/64 Anderson Rd HAWTHORN EAST 3123	\$705,000	25/11/2021

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:

03/05/2022 09:53

21/64 Anderson St, Hawthorn East Vic 3123

shelter.
Real Estate

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Indicative Selling Price

\$690,000 - \$745,000

Median Unit Price

Year ending March 2022: \$645,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



108/436 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 1

Price: \$740,000

Method: Private Sale

Date: 10/02/2022

Property Type: Apartment

6/25 Belmont Av GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$725,000

Method: Sale

Date: 06/12/2021

Property Type: Strata Unit/Flat

102/64 Anderson Rd HAWTHORN EAST 3123 (VG)

Agent Comments

2 - -

Price: \$705,000

Method: Sale

Date: 25/11/2021

Property Type: Strata Unit/Flat

Account - Shelter Real Estate | P: 03 9889 3990



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