

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

19/46 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$563,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/07/2018

to

30/06/2019

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	6/27 Elphin Gr HAWTHORN 3122	\$505,000	22/04/2019
2	8/10 Liddiard St HAWTHORN 3122	\$496,000	29/06/2019
3	15/178 Power St HAWTHORN 3122	\$490,000	31/05/2019

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.



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$495,000

Median Unit Price
Year ending June 2019: \$563,000

Comparable Properties



6/27 Elphin Gr HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$505,000
Method: Private Sale
Date: 22/04/2019
Rooms: -
Property Type: Apartment



8/10 Liddiard St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$496,000
Method: Auction Sale
Date: 29/06/2019
Rooms: -
Property Type: Apartment



15/178 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 31/05/2019
Rooms: 3
Property Type: Apartment