

# 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

508/12 Albert Street, Hawthorn East, VIC 3123

### Indicative selling price

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

Single price

\$370,000

or range between

&

### Median sale price

Median price

\$ 647,000

Property type

Unit

Suburb

HAWTHORN EAST

Period - From

18/12/2022

to

17/12/2023

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4/330 Riversdale Road Hawthorn East Vic 3123	\$370,000	2023-07-15
2	3/2a Montrose Place Hawthorn East Vic 3123	\$370,000	2023-08-30
3	101/81 Riversdale Road Hawthorn Vic 3122	\$379,000	2023-10-17

This Statement of Information was prepared on:

18/12/2023

