

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	407/2a Montrose Place, Hawthorn East Vic 3123
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Indicative selling price

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

Single price	\$530,000
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Median sale price

Median price	\$616,000	House		Unit	X	Suburb	Hawthorn East
Period - From	01/04/2017	to	31/03/2018	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	4/32-34 Johnson St HAWTHORN 3122	\$530,250	21/11/2017
2	206/20 Camberwell Rd HAWTHORN EAST 3123	\$520,000	02/03/2018
3	206/38 Camberwell Rd HAWTHORN EAST 3123	\$515,000	18/01/2018

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.

Nicholas Kaine

95209000

0477555097

nkaine@biggin Scott.com.au

Indicative Selling Price

\$530,000

Median Unit Price

Year ending March 2018: \$616,000



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



4/32-34 Johnson St HAWTHORN 3122 (REI/VG) **Agent Comments**

2 1 1

Price: \$530,250

Method: Private Sale

Date: 21/11/2017

Rooms: -

Property Type: Unit



206/20 Camberwell Rd HAWTHORN EAST 3123 (VG)

Agent Comments

2 - -

Price: \$520,000

Method: Sale

Date: 02/03/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



206/38 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 18/01/2018

Rooms: -

Property Type: Apartment