

Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Generated: 14/05/2018 15:58

| Property of | fered | for | sale |
|-------------|-------|-----|------|
|-------------|-------|-----|------|

| Address | 407/2a Montrose Place, Hawthorn East Vic 3123 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Single price | \$530,000 |
|--------------|-----------|
| | |

Median sale price

| Median price | \$616,000 | Hou | se | Unit | Х | | 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

| | are on the same property | | 2000 01 0010 |
|---|---|-----------|--------------|
| 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.

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Indicative Selling Price \$530,000 Median Unit Price

Year ending March 2018: \$616,000





Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



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

-

Price: \$530,250 **Method:** Private Sale **Date:** 21/11/2017

Rooms: -

Property Type: Unit



206/20 Camberwell Rd HAWTHORN EAST

3123 (VG)

2

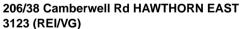
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6 -

Price: \$520,000 Method: Sale Date: 02/03/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



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6

Price: \$515,000 **Method:** Private Sale **Date:** 18/01/2018

Rooms: -

Property Type: Apartment





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Agent Comments

Agent Comments