

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

205/2A MONTROSE PLACE HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

304/80 LYNCH STREET HAWTHORN VIC 3122	\$416,000	21-Dec-24
119/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$435,000	14-Nov-24

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 6 months.

This Statement of Information was prepared on: 01 March 2025

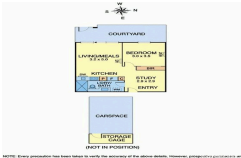


**304/80 LYNCH STREET
 HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$416,000** Sold Date **21-Dec-24**

Distance **1.06km**



**119/81 RIVERSDALE ROAD
 HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$435,000** Sold Date **14-Nov-24**

Distance **1.24km**

RS = Recent sale UN = Undisclosed Sale

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