

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	1/36-38 Elphin Grove, Hawthorn Vic 3122
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$607,000	House		Unit	X	Suburb	Hawthorn
Period - From	01/07/2018	to	30/09/2018	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	12/508 Glenferrie Rd HAWTHORN 3122	\$670,000	10/11/2018
2	2/28 Liddiard St HAWTHORN 3122	\$641,000	25/08/2018
3	4/243 Riversdale Rd HAWTHORN EAST 3123	\$628,000	11/07/2018

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



12/508 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Auction Sale

Date: 10/11/2018

Rooms: 3

Property Type: Apartment



2/28 Liddiard St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$641,000

Method: Auction Sale

Date: 25/08/2018

Rooms: 4

Property Type: Apartment



4/243 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$628,000

Method: Private Sale

Date: 11/07/2018

Rooms: -

Property Type: Apartment