

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 B13/12 Albert Street, Hawthorn East Vic 3123

Indicative selling price

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

Price Range \$330,000 - \$350,000

Median sale price

Median price \$649,000 Property type unit Suburb HAWTHORN EAST

Period - From 01 October 2022 to 30 September 2023 Source Price Finder

Comparable property sales

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
30 LILYDALE GR, HAWTHORN EAST, VIC 3123	\$350,000	03/10/2023
3/2A MONTROSE PL, HAWTHORN EAST, VIC 3123	\$370,000	04/09/2023
6-14 MONTROSE ST, HAWTHORN EAST, VIC 3123	\$366,000	25/07/2023

This Statement of Information was prepared on: 07/10/2023