

## 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

806/8 MONTROSE STREET HAWTHORN EAST VIC 3123

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Sep 2023

to

31 Aug 2024

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

906/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$558,000	03-May-24
502/36 LYNCH STREET HAWTHORN VIC 3122	\$575,000	23-Jul-24
309/1 PORTER STREET HAWTHORN EAST VIC 3123	\$570,000	17-Apr-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: 09 September 2024



**906/8 MONTROSE STREET  
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$558,000** Sold Date **03-May-24**

Distance **0km**

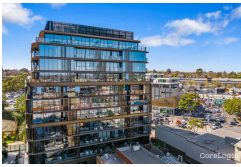


**502/36 LYNCH STREET  
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$575,000** Sold Date **23-Jul-24**

Distance **1.51km**



**309/1 PORTER STREET  
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price <sup>RS</sup> **\$570,000** Sold Date **17-Apr-24**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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