

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 608/8 Montrose Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$570,000 & \$610,000

Median sale price

Median price \$640,000 Property type Unit Suburb Hawthorn East

Period - From 01/07/2022 to 30/06/2023 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
8 MONTROSE ST, HAWTHORN EAST, VIC 3123	\$560,000	24/04/2023
201/729 BURWOOD RD, HAWTHORN EAST, VIC 3123	\$580,000	02/05/2023
31 QUEENS AVE, HAWTHORN, VIC 3122	\$595,000	08/05/2023

This Statement of Information was prepared on: 22/08/2023