### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$770,000	&	\$840,000
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#### Median sale price

Median price	\$602,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/01/2025	to	31/03/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	12/45 Evansdale Rd HAWTHORN 3122	\$810,000	25/03/2025
2	11/50 Grove Rd HAWTHORN 3122	\$790,000	05/03/2025
3	8/2 Henrietta St HAWTHORN 3122	\$832,600	01/03/2025

#### 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.

This Statement of Information was prepared on:	07/04/2025 12:49



Date of sale

# RT Edgar





**Property Type:** 

Flat/Unit/Apartment (Res)
Land Size: 72sqm sqm approx

**Agent Comments** 

Indicative Selling Price \$770,000 - \$840,000 Median Unit Price March quarter 2025: \$602,000

## Comparable Properties



12/45 Evansdale Rd HAWTHORN 3122 (REI)

2

**—** 

**a** .

Price: \$810,000

Method: Sold Before Auction

Date: 25/03/2025 Property Type: Unit **Agent Comments** 



11/50 Grove Rd HAWTHORN 3122 (REI)

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2





**Agent Comments** 

Price: \$790,000 Method: Private Sale Date: 05/03/2025 Property Type: Unit



8/2 Henrietta St HAWTHORN 3122 (REI)

2



-**3** 

**Agent Comments** 

Price: \$832,600 Method: Private Sale Date: 01/03/2025

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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