

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

206/5-7 MONTROSE STREET HAWTHORN EAST VIC 3123

Indicative selling price

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

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2023

to

30 Apr 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

701/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$350,000	22-Feb-24
212/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$375,000	12-Apr-24
216/311 BURWOOD ROAD HAWTHORN VIC 3122	\$380,000	18-Mar-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: 16 May 2024



701/32 LILYDALE GROVE HAWTHORN EAST VIC 3123

1 1 1

Sold Price **\$350,000** Sold Date **22-Feb-24**

Distance **0.1km**



212/38 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

1 1 1

Sold Price **\$375,000** Sold Date **12-Apr-24**

Distance **0.38km**



216/311 BURWOOD ROAD HAWTHORN VIC 3122

1 1 1

Sold Price ^{RS} **\$380,000** Sold Date **18-Mar-24**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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