

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

207/7 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Sep 2022

to

31 Aug 2023

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

328/2 GOLDING STREET HAWTHORN VIC 3122	\$350,000	16-Apr-23
229/2 GOLDING STREET HAWTHORN VIC 3122	\$350,000	16-May-23
5/129-131 RIVERSDALE ROAD HAWTHORN VIC 3122	\$340,000	03-Apr-23

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: 15 September 2023



**328/2 GOLDING STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$350,000** Sold Date **16-Apr-23**

Distance **1.19km**



**229/2 GOLDING STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price Sold Date **16-May-23**

Distance **1.19km**



**5/129-131 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$340,000** Sold Date **03-Apr-23**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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