

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

1/23 Hawthorn Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$542,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2023

to

31/12/2023

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	Price	Date of sale
1	4/29 Bell St HAWTHORN 3122	\$445,000	28/02/2024
2	5/54 Liddiard St HAWTHORN 3122	\$431,000	07/11/2023
3	9/23 Hawthorn Gr HAWTHORN 3122	\$430,500	07/10/2023

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:

05/04/2024 09:06

1/23 Hawthorn Grove, Hawthorn Vic 3122



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2023: \$542,500

Comparable Properties



4/29 Bell St HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$445,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: Apartment



5/54 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$431,000

Method: Sold Before Auction

Date: 07/11/2023

Property Type: Apartment



9/23 Hawthorn Gr HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$430,500

Method: Auction Sale

Date: 07/10/2023

Property Type: Apartment

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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