

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

108/2a Montrose Place, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$580,000 & \$615,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Hawthorn East

Period - From 22/01/2023 to 21/01/2024 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	5/29 Grange Rd KEW 3101	\$615,000	10/10/2023
2	8/578 Glenferrie Rd HAWTHORN 3122	\$585,000	19/12/2023
3	107/6 Butler St CAMBERWELL 3124	\$580,000	06/09/2023

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:

22/01/2024 08:45



2
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$615,000

Median Unit Price

22/01/2023 - 21/01/2024: \$635,000

Comparable Properties



5/29 Grange Rd KEW 3101 (REI/VG)

Agent Comments

2
 1
 1

Price: \$615,000

Method: Private Sale

Date: 10/10/2023

Property Type: Apartment



8/578 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2
 1
 1

Price: \$585,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment



107/6 Butler St CAMBERWELL 3124 (REI/VG)

Agent Comments

2
 1
 1

Price: \$580,000

Method: Private Sale

Date: 06/09/2023

Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017