## 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

109/6 Lisson Grove, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$760,000		8		\$795,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	28/02/2023	to	27/02/2024		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	1/26a Oak St HAWTHORN 3122	\$800,000	24/02/2024
2	6/36 Lisson Gr HAWTHORN 3122	\$770,000	02/09/2023
3	503/205 Burnley St RICHMOND 3121	\$755,000	13/02/2024

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:

28/02/2024 14:57







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$760,000 - \$795,000 Median Unit Price 28/02/2023 - 27/02/2024: \$590,000

# **Comparable Properties**



1/26a Oak St HAWTHORN 3122 (REI)



Price: \$800,000 Method: Auction Sale Date: 24/02/2024 Property Type: Apartment Agent Comments



**1** 2 **1 1 1** 

6/36 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments



503/205 Burnley St RICHMOND 3121 (REI)



Agent Comments

Price: \$755,000 Method: Private Sale Date: 13/02/2024 Property Type: Apartment

#### Account - The Agency Victoria | P: 03 8578 0388





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