## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address |12/14 Grove Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$580,000		&		\$630,000			
Median sale pr	rice							
Median price	\$568,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/69 Morang Rd HAWTHORN 3122	\$630,000	21/10/2023
2	4/47 Pakington St KEW 3101	\$623,000	23/12/2023
3	4/12 Evansdale Rd HAWTHORN 3122	\$615,000	16/01/2024

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:

20/02/2024 14:49



### 12/14 Grove Road, Hawthorn Vic 3122







Rooms: 5 Property Type: Apartment Agent Comments

James Fitzpatrick 03 9810 5000 0439 467 040 jamesfitzpatrick@jelliscraig.com.au

**Indicative Selling Price** \$580,000 - \$630,000 **Median Unit Price** Year ending December 2023: \$568,000

Agent Comments

Agent Comments

# **Comparable Properties**



1/69 Morang Rd HAWTHORN 3122 (REI/VG)



Price: \$630,000 Method: Private Sale Date: 21/10/2023 Property Type: Apartment



4/47 Pakington St KEW 3101 (REI)



Price: \$623,000 Method: Private Sale Date: 23/12/2023 Property Type: Apartment

2 Price: \$615,000

4/12 Evansdale Rd HAWTHORN 3122 (REI/VG) Agent Comments



Method: Private Sale Date: 16/01/2024 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



propertydata

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