

# 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

12/14 Grove Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$568,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2023 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	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



Rooms: 5

Property Type: Apartment

Agent Comments

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

## Comparable Properties



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

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 21/10/2023

Property Type: Apartment



4/47 Pakington St KEW 3101 (REI)

Agent Comments



Price: \$623,000

Method: Private Sale

Date: 23/12/2023

Property Type: Apartment



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

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 16/01/2024

Property Type: Apartment