

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

124/6 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$602,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2023

to 30/09/2023

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	203/6 Lisson Gr HAWTHORN 3122	\$480,000	05/09/2023
2	322/6 Lisson Gr HAWTHORN 3122	\$456,800	27/09/2023
3			

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:

01/11/2023 14:10



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

September quarter 2023: \$602,000

Comparable Properties



203/6 Lisson Gr HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$480,000

Method: Private Sale

Date: 05/09/2023

Property Type: Unit



322/6 Lisson Gr HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$456,800

Method: Private Sale

Date: 27/09/2023

Property Type: Unit

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.

Account - Marshall White | P: 03 9822 9999