

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

18/9 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$525,000 & \$575,000

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	4/12 Evansdale Rd HAWTHORN 3122	\$615,000	16/01/2024
2	3/50 Morang Rd HAWTHORN 3122	\$615,000	09/11/2023
3	2/179 Power St HAWTHORN 3122	\$540,000	24/09/2023

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:

29/01/2024 12:07



2 1 1

Property Type: Flat

Agent Comments

Indicative Selling Price

\$525,000 - \$575,000

Median Unit Price

Year ending December 2023: \$568,000

Comparable Properties



4/12 Evansdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 16/01/2024

Property Type: Apartment



3/50 Morang Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 09/11/2023

Property Type: Apartment



2/179 Power St HAWTHORN 3122 (VG)

Agent Comments

2 - -

Price: \$540,000

Method: Sale

Date: 24/09/2023

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9864 5000