Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
-----------------	-----------	----------

Address	212/6 Lisson Grove, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between \$480,000 & \$525,000	Range between	\$480,000	&	\$525,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$542,500	Pro	perty Type	Unit]	Suburb	Hawthorn
Period - From	01/10/2023	to	31/12/2023	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/20 Bellevue St RICHMOND 3121	\$510,000	17/02/2024
2	203/6 Lisson Gr HAWTHORN 3122	\$480,000	05/09/2023
3	124/6 Lisson Gr HAWTHORN 3122	\$480,000	02/12/2023

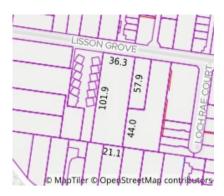
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/02/2024 14:05
--	------------------













Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$480,000 - \$525,000 **Median Unit Price** December quarter 2023: \$542,500

Comparable Properties



1/20 Bellevue St RICHMOND 3121 (REI)





Price: \$510,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

Agent Comments



203/6 Lisson Gr HAWTHORN 3122 (REI/VG)







Price: \$480,000 Method: Private Sale Date: 05/09/2023 Property Type: Unit

Agent Comments



124/6 Lisson Gr HAWTHORN 3122 (REI)





Price: \$480.000 Method: Private Sale Date: 02/12/2023

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000



