

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

212/6 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

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

Median sale price

Median price \$542,500

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2023

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	1/20 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 comparable properties 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)**

Agent Comments

**Price:** \$510,000**Method:** Auction Sale**Date:** 17/02/2024**Property Type:** Unit**203/6 Lisson Gr HAWTHORN 3122 (REI/VG)**

Agent Comments

**Price:** \$480,000**Method:** Private Sale**Date:** 05/09/2023**Property Type:** Unit**124/6 Lisson Gr HAWTHORN 3122 (REI)**

Agent Comments

**Price:** \$480,000**Method:** Private Sale**Date:** 02/12/2023**Property Type:** Apartment

Account - BigginScott | P: 03 9426 4000