

## 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

216/2A MONTROSE PLACE HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$535,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

2/183 AUBURN ROAD HAWTHORN VIC 3122	\$540,000	06-Oct-23
314/17 LYNCH STREET HAWTHORN VIC 3122	\$515,000	25-Sep-23
6/107 RIVERSDALE ROAD HAWTHORN VIC 3122	\$535,000	23-Dec-23

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 6 months.

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**2/183 AUBURN ROAD HAWTHORN VIC 3122** Sold Price **\$540,000** Sold Date **06-Oct-23**

2 1 1

Distance **0.3km**



**314/17 LYNCH STREET HAWTHORN VIC 3122** Sold Price **\$515,000** Sold Date **25-Sep-23**

2 1 1

Distance **1.11km**



**6/107 RIVERSDALE ROAD HAWTHORN VIC 3122** Sold Price **\$535,000** Sold Date **23-Dec-23**

2 1 1

Distance **1.12km**

RS = Recent sale      UN = Undisclosed Sale

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