

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 3/2A Montrose Place, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn East

Period - From 11/08/2022 to 10/08/2023 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	402/2a Montrose PI HAWTHORN EAST 3123	\$395,000	29/05/2023
2	401/2a Montrose PI HAWTHORN EAST 3123	\$375,000	14/03/2023
3	105/32 Lilydale Gr HAWTHORN EAST 3123	\$338,000	23/05/2023

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: 11/08/2023 11:26



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

11/08/2022 - 10/08/2023: \$600,000

Comparable Properties



402/2a Montrose PI HAWTHORN EAST 3123
(REI/VG)

Agent Comments

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Price: \$395,000

Method: Private Sale

Date: 29/05/2023

Property Type: Unit



401/2a Montrose PI HAWTHORN EAST 3123
(REI/VG)

Agent Comments

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Price: \$375,000

Method: Private Sale

Date: 14/03/2023

Property Type: Unit

105/32 Lilydale Gr HAWTHORN EAST 3123
(VG)

Agent Comments

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Price: \$338,000

Method: Sale

Date: 23/05/2023

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888