

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 311/12 Albert Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$495,000 & \$525,000

Median sale price

Median price \$598,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2023 to 31/03/2024 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	14/155 Power St HAWTHORN 3122	\$529,000	18/04/2024
2	512/12 Albert St HAWTHORN EAST 3123	\$518,000	30/12/2023
3	3/486 Glenferrie Rd HAWTHORN 3122	\$517,000	12/04/2024

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: 23/04/2024 13:05



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$495,000 - \$525,000

Median Unit Price

Year ending March 2024: \$598,000

Comparable Properties



14/155 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$529,000

Method: Private Sale

Date: 18/04/2024

Property Type: Apartment



512/12 Albert St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 1

Price: \$518,000

Method: Private Sale

Date: 30/12/2023

Property Type: Apartment



3/486 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$517,000

Method: Private Sale

Date: 12/04/2024

Property Type: Apartment

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