

## 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

311/8 MONTROSE STREET 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

or range  
between

\$369,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2023

to

31 May 2024

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

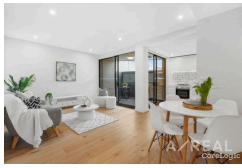
Date of sale

206/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$386,000	08-Jun-24
113/102-118 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$390,000	12-Jun-24
508/12 ALBERT STREET HAWTHORN EAST VIC 3123	\$370,000	29-Jan-24

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.~~

This Statement of Information was prepared on: 19 June 2024



**206/7 MONTROSE STREET  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price <sup>RS</sup> **\$386,000** Sold Date **08-Jun-24**

Distance **0.05km**



**113/102-118 CAMBERWELL ROAD  
HAWTHORN EAST VIC 3123**

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Sold Price <sup>RS</sup> **\$390,000** <sup>UN</sup> Sold Date **12-Jun-24**

Distance **0.76km**



**508/12 ALBERT STREET  
HAWTHORN EAST VIC 3123**

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Sold Price **\$370,000** Sold Date **29-Jan-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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