

## 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

514/8 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

\$390,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Sep 2022

to

31 Aug 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

111/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$392,000	10-May-23
701/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$385,000	18-May-23
402/2A MONTROSE PLACE HAWTHORN EAST VIC 3123	\$395,000	15-May-23

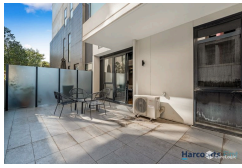
OR

**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.~~

This Statement of Information was prepared on: 25 September 2023



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**111/8 MONTROSE STREET  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$392,000** Sold Date **10-May-23**

Distance **0km**



**701/8 MONTROSE STREET  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$385,000** Sold Date **18-May-23**

Distance **0km**



**402/2A MONTROSE PLACE  
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$395,000** Sold Date **15-May-23**

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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