

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 6/23 Hawthorn Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 17/06/2023 to 16/06/2024 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	6/54 Liddiard St HAWTHORN 3122	\$436,000	28/02/2024
2	4/9 Robinson Rd HAWTHORN 3122	\$425,000	31/05/2024
3	9/39 Park St HAWTHORN 3122	\$400,500	09/06/2024

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: 17/06/2024 09:58



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

17/06/2023 - 16/06/2024: \$580,000

Comparable Properties



6/54 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$436,000

Method: Private Sale

Date: 28/02/2024

Property Type: Apartment



4/9 Robnson Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$425,000

Method: Sold Before Auction

Date: 31/05/2024

Property Type: Apartment



9/39 Park St HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$400,500

Method: Private Sale

Date: 09/06/2024

Property Type: Apartment