

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

6/36 Lisson Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$2,430,000 Property Type House Suburb Hawthorn

Period - From 01/07/2022 to 30/06/2023 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	12A/24 Muir St HAWTHORN 3122	\$720,000	20/05/2023
2	4/179 Power St HAWTHORN 3122	\$668,000	15/07/2023
3	6/14 Oak St HAWTHORN 3122	\$651,000	10/06/2023

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:

07/08/2023 13:02

6/36 Lisson Grove, Hawthorn Vic 3122



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending June 2023: \$2,430,000

Comparable Properties



12A/24 Muir St HAWTHORN 3122 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Unit



4/179 Power St HAWTHORN 3122 (REI)

Agent Comments



Price: \$668,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Apartment



6/14 Oak St HAWTHORN 3122 (REI)

Agent Comments



Price: \$651,000

Method: Private Sale

Date: 10/06/2023

Property Type: Apartment

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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