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

7/1 Maraquita Grove, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,350,000		&		\$1,430,000				
Median sale p	rice								
Median price	\$2,700,000	Pro	operty Type	Hou	se		Suburb	Hawthorn East	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/350 Auburn Rd HAWTHORN 3122	\$1,500,000	12/10/2023
2	2/13 Erica Av GLEN IRIS 3146	\$1,375,000	23/11/2023
3	2/14 Kerr Cr CAMBERWELL 3124	\$1,330,000	22/11/2023

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.

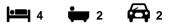
This Statement of Information was prepared on:

11/02/2024 14:40









Rooms: 7 Property Type: Townhouse (Res) Agent Comments David Macmillan 03 9810 5000 0411 111 108 davidmacmillan@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,430,000 Median House Price Year ending December 2023: \$2,700,000

Comparable Properties



5/350 Auburn Rd HAWTHORN 3122 (VG)



Price: \$1,500,000 Method: Sale Date: 12/10/2023 Property Type: Flat/Unit/Apartment (Res)



2/13 Erica Av GLEN IRIS 3146 (REI)



Price: \$1,375,000 Method: Sold Before Auction Date: 23/11/2023 Property Type: Townhouse (Res) Land Size: 217 sqm approx



2/14 Kerr Cr CAMBERWELL 3124 (REI)

Agent Comments

Agent Comments

Agent Comments

Price: \$1,330,000 Method: Sold Before Auction Date: 22/11/2023 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511





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