

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 between \$1,350,000 & \$1,430,000

Median sale price

Median price \$2,700,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2023 to 31/12/2023 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	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

Comparable Properties



5/350 Auburn Rd HAWTHORN 3122 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 12/10/2023

Property Type: Flat/Unit/Apartment (Res)



2/13 Erica Av GLEN IRIS 3146 (REI)

Agent Comments



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



Price: \$1,330,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: Townhouse (Res)