

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

7/48 Victoria Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$425,000 & \$467,500

Median sale price

Median price \$593,000 Property Type Unit 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	18/197 Auburn Rd HAWTHORN 3122	\$445,000	21/09/2023
2	5/54 Liddiard St HAWTHORN 3122	\$431,000	07/11/2023
3	7/158 Victoria Rd HAWTHORN EAST 3123	\$430,000	06/09/2023

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:

22/02/2024 11:17



1 1 1

Rooms: 3
Property Type: Flat
Land Size: 1149.441 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$425,000 - \$467,500
Median Unit Price
Year ending December 2023: \$593,000

Comparable Properties



18/197 Auburn Rd HAWTHORN 3122 (REI/VG) [Agent Comments](#)

1 1 1

Price: \$445,000
Method: Private Sale
Date: 21/09/2023
Property Type: Apartment



5/54 Liddiard St HAWTHORN 3122 (REI/VG) [Agent Comments](#)

1 1 1

Price: \$431,000
Method: Sold Before Auction
Date: 07/11/2023
Property Type: Apartment



7/158 Victoria Rd HAWTHORN EAST 3123 (REI/VG) [Agent Comments](#)

1 1 1

Price: \$430,000
Method: Private Sale
Date: 06/09/2023
Property Type: Apartment

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