

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

7/50 Grove Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2024 to 31/03/2024 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	3/5 Denham St HAWTHORN 3122	\$810,000	07/12/2023
2	23/6 Christine Cr RICHMOND 3121	\$806,000	06/05/2024
3	1/26a Oak St HAWTHORN 3122	\$800,000	24/02/2024

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:

29/05/2024 13:38



Rooms: 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/5 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment



23/6 Christine Cr RICHMOND 3121 (REI)

Agent Comments



Price: \$806,000

Method: Private Sale

Date: 06/05/2024

Property Type: Apartment



1/26a Oak St HAWTHORN 3122 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment