# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/2 Lisson Grove, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$740,000		&		\$780,000			
Median sale p	rice							
Median price	\$570,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	08/02/2023	to	07/02/2024		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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

08/02/2024 15:35

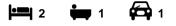


8/2 Lisson Grove, Hawthorn Vic 3122

## THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au





Property Type: Unit Agent Comments Indicative Selling Price \$740,000 - \$780,000 Median Unit Price 08/02/2023 - 07/02/2024: \$570,500

# **Comparable Properties**

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.

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