

# 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 g18/12 Albert Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000 & \$845,000

### Median sale price

Median price \$589,500 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2022 to 31/03/2023 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 | 18/64-66 Riversdale Rd HAWTHORN 3122 | \$820,000 | 24/03/2023   |
| 2 | 3/24 Henrietta St HAWTHORN 3122      | \$800,000 | 26/05/2023   |
| 3 | 105/828 Burke Rd CAMBERWELL 3124     | \$750,000 | 02/02/2023   |

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: 11/07/2023 10:10



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**Rooms:** 5  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$845,000  
**Median Unit Price**  
Year ending March 2023: \$589,500

## Comparable Properties



**18/64-66 Riversdale Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2 2 2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 24/03/2023  
**Property Type:** Apartment



**3/24 Henrietta St HAWTHORN 3122 (REI)**

**Agent Comments**

2 1 1

**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 26/05/2023  
**Property Type:** Unit



**105/828 Burke Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 02/02/2023  
**Property Type:** Apartment

**Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017**