

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

111/8 Montrose Street Hawthorn East VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

45/523 Burwood Road Hawthorn VIC 3122	\$425,000	27-Dec-20
6/570 Glenferrie Road Hawthorn VIC 3122	\$427,500	26-Nov-20
103/416 Auburn Road Hawthorn VIC 3122	\$465,000	09-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 08 January 2021



**45/523 Burwood Road Hawthorn
VIC 3122**

 1  1  1

Sold Price ^{RS} **\$425,000** ^{UN} Sold Date **27-Dec-20**

Distance **0.42km**



**6/570 Glenferrie Road Hawthorn
VIC 3122**

 1  1  1

Sold Price ^{RS} **\$427,500** ^{UN} Sold Date **26-Nov-20**

Distance **1.07km**



**103/416 Auburn Road Hawthorn
VIC 3122**

 1  1  1

Sold Price **\$465,000** Sold Date **09-Oct-20**

Distance **1.45km**

RS = Recent sale UN = Undisclosed Sale

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