

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

8/21 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$565,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2021

to

31/03/2022

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	6/20 Mayston St HAWTHORN EAST 3123	\$590,000	09/04/2022
2	503/38 Harold St HAWTHORN EAST 3123	\$580,000	28/04/2022
3	2/20 Victoria Gr HAWTHORN EAST 3123	\$555,000	12/03/2022

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:

18/05/2022 15:54



 2
  1
  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$565,000
Median Unit Price
 Year ending March 2022: \$595,000

Comparable Properties



6/20 Mayston St HAWTHORN EAST 3123 (REI) **Agent Comments**

 2
  1
  1

Price: \$590,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Unit



503/38 Harold St HAWTHORN EAST 3123 (REI) **Agent Comments**

 2
  1
  1

Price: \$580,000
Method: Private Sale
Date: 28/04/2022
Property Type: Apartment



2/20 Victoria Gr HAWTHORN EAST 3123 (REI/VG) **Agent Comments**

 2
  1
  1

Price: \$555,000
Method: Private Sale
Date: 12/03/2022
Property Type: Apartment

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997