## 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 2/52 Grove Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$810,000									
Median sale price										
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Hawthorn		
Period - From	01/04/2020	to	31/03/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	10/50 Grove Rd HAWTHORN 3122	\$805,000	22/05/2021
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:

09/06/2021 11:01









**Property Type:** Apartment Agent Comments

Campbell Ward 03 9810 5070 0402 124 939 campbellward@jelliscraig.com.au

Indicative Selling Price \$810,000 Median Unit Price Year ending March 2021: \$605,000

# **Comparable Properties**



10/50 Grove Rd HAWTHORN 3122 (REI)



Price: \$805,000 Method: Auction Sale Date: 22/05/2021 Property Type: Apartment Agent Comments

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.