

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

13/34 Elphin Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$603,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2019 to 30/09/2020 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	107/151-155 Burwood Rd HAWTHORN 3122	\$350,000	27/06/2020
2	605/377 Burwood Rd HAWTHORN 3122	\$345,000	17/07/2020
3	308/36 Lilydale Gr HAWTHORN EAST 3123	\$345,000	09/07/2020

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:

26/11/2020 17:55



Property Type: Apartment

Agent Comments

Comparable Properties



107/151-155 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$350,000

Method: Auction Sale

Date: 27/06/2020

Property Type: Apartment

605/377 Burwood Rd HAWTHORN 3122 (VG)

Agent Comments



Price: \$345,000

Method: Sale

Date: 17/07/2020

Property Type: Strata Unit/Flat



308/36 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$345,000

Method: Auction Sale

Date: 09/07/2020

Rooms: 2

Property Type: Apartment