

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 102/8 Montrose Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$475,500 House Unit X Suburb Hawthorn East

Period - From 01/10/2018 to 31/12/2018 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	806/480 Riversdale Rd HAWTHORN EAST 3123	\$635,000	01/11/2018
2	602/1a Launder St HAWTHORN 3122	\$635,000	24/01/2019
3	36/1245 Burke Rd KEW 3101	\$630,000	13/09/2018

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.



 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



**806/480 Riversdale Rd HAWTHORN EAST
3123 (REI/VG)**

Agent Comments

 2  1  1

Price: \$635,000
Method: Private Sale
Date: 01/11/2018
Rooms: -
Property Type: Apartment



602/1a Launder St HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$635,000
Method: Private Sale
Date: 24/01/2019
Rooms: -
Property Type: Apartment



36/1245 Burke Rd KEW 3101 (REI/VG)

Agent Comments

 2  2  1

Price: \$630,000
Method: Private Sale
Date: 13/09/2018
Rooms: -
Property Type: Apartment