

Karen Chung 9805 1111 0488 618 816 kchung@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	102/8 Montrose Street, Hawthorn East Vic 3123
Including suburb and	
postcode	

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	Hou	se	Unit	Х		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

	602/ Ta Laurider St HAWTHORN \$122	აღა ნ,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.

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\$649,000 **Median Unit Price**

December quarter 2018: \$475,500

Indicative Selling Price

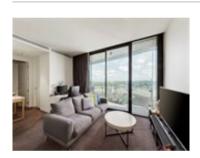




Rooms:

Property Type: Apartment **Agent Comments**

Comparable Properties



806/480 Riversdale Rd HAWTHORN EAST

3123 (REI/VG)

Price: \$635.000 Method: Private Sale Date: 01/11/2018

Rooms: -

-2

Property Type: Apartment

Agent Comments



602/1a Launder St HAWTHORN 3122 (REI)

-2



Price: \$635,000 Method: Private Sale Date: 24/01/2019

Rooms: -

Property Type: Apartment

Agent Comments



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

1 2

Price: \$630,000 Method: Private Sale Date: 13/09/2018

Rooms: -

Property Type: Apartment

Agent Comments

