### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

opo. c	y 011010a 101 t	
	Address	2/23 Grattan Street, Hawthorn Vic 3122
Includir	ng suburb and	

Address Including suburb and postcode 2/23 Grattan Street, Hawthorn Vic 3122

#### Indicative selling price

Property offered for sale

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

Range between \$530,000 & \$580,000

### Median sale price

Median price	\$604,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/01/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	701/377 Burwood Rd HAWTHORN 3122	\$600,000	19/01/2021
2	5/18 Launder St HAWTHORN 3122	\$519,000	27/01/2021
3			

#### 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:	15/04/2021 11:24



Date of sale



Mark Pezzin 03 9809 8999 0403 537 105 markpezzin@jelliscraig.com.au

**Indicative Selling Price** \$530,000 - \$580,000 **Median Unit Price** Year ending December 2020: \$604,000



Rooms: 4

Property Type: Unit

Land Size: 834.724975585938

sqm approx

**Agent Comments** 

# Comparable Properties



701/377 Burwood Rd HAWTHORN 3122 (VG)

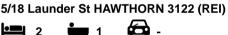




Price: \$600,000 Method: Sale Date: 19/01/2021

Property Type: Strata Unit/Flat







Method: Sold Before Auction

Date: 27/01/2021

Property Type: Apartment

Agent Comments

**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



