

# 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

2/23 Grattan Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$604,000

Property Type Unit

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 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	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



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**Rooms:** 4

**Property Type:** Unit

**Land Size:** 834.724975585938

sqm approx

Agent Comments

## Comparable Properties



**701/377 Burwood Rd HAWTHORN 3122 (VG)**

Agent Comments

2 - -

**Price:** \$600,000

**Method:** Sale

**Date:** 19/01/2021

**Property Type:** Strata Unit/Flat



**5/18 Launder St HAWTHORN 3122 (REI)**

Agent Comments

2 1 -

**Price:** \$519,000

**Method:** Sold Before Auction

**Date:** 27/01/2021

**Property Type:** Apartment

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.