

STATEMENT OF INFORMATION

103/8 MONTROSE STREET, HAWTHORN EAST, VIC 3123

PREPARED BY ALEX MORGAN, WILLIAM HUXLEY ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



103/8 MONTROSE STREET, HAWTHORN

 2  1  1

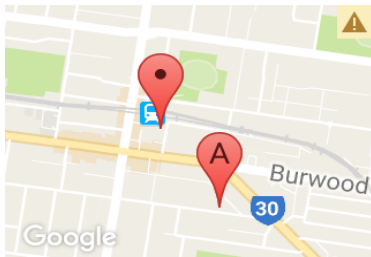
Indicative Selling Price

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

Price Range: **\$580,000 to \$620,000**

Provided by: Alex Morgan, William Huxley Pty Ltd

MEDIAN SALE PRICE



HAWTHORN EAST, VIC, 3123

Suburb Median Sale Price (Unit)

\$575,500

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



11 AUBURN GR, HAWTHORN, VIC 3122

 2  1  1

Sale Price

Price Withheld

Sale Date: 08/04/2017

Distance from Property: 275m



8 MONTROSE ST, HAWTHORN EAST, VIC 3123

 2  2  1

Sale Price

Price Withheld

Sale Date: 06/04/2017

Distance from Property: 38m



8/29 AUBURN GR, HAWTHORN EAST, VIC 3123

 2  1  1

Sale Price

\$597,000

Sale Date: 18/03/2017

Distance from Property: 338m



This report has been compiled on 04/07/2017 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

103/8 MONTROSE STREET, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Price Range: \$580,000 to \$620,000

Median sale price

Median price

\$575,500

House

Unit

X

Suburb

HAWTHORN EAST

Period

01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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
11 AUBURN GR, HAWTHORN, VIC 3122	Price Withheld	08/04/2017
8 MONTROSE ST, HAWTHORN EAST, VIC 3123	Price Withheld	06/04/2017
8/29 AUBURN GR, HAWTHORN EAST, VIC 3123	\$597,000	18/03/2017