

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

605/8 Montrose Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$605,000

Median sale price

Median price

\$657,250

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/04/2022

to

30/06/2022

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	7/22 Wattle Rd HAWTHORN 3122	\$710,000	01/07/2022
2	208/311 Burwood Rd HAWTHORN 3122	\$605,000	02/09/2022
3	506/81-83 Riversdale Rd HAWTHORN 3122	\$600,000	15/06/2022

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:

29/09/2022 09:49



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$605,000
Median Unit Price
June quarter 2022: \$657,250

Comparable Properties



7/22 Wattle Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2  2  1

Price: \$710,000
Method: Private Sale
Date: 01/07/2022
Property Type: Apartment



208/311 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$605,000
Method: Private Sale
Date: 02/09/2022
Property Type: Apartment



506/81-83 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$600,000
Method: Private Sale
Date: 15/06/2022
Property Type: Apartment