Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 305/7 Montrose Street

Suburb: Hawthorn East State: VIC Postcode: 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting *(*Delete single price or range as applicable)*

~~Single price: $~~

~~OR~~

Range between: $ 490,000 and $ 530,000

Median sale price

Median price: $ 592,107

Property type: Apartment

Suburb: Hawthorn East

Period - From: 01 / 04 / 2022 to: 06 / 04 / 2022 Source: Corelogic

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	212/ 8 Montrose Street, Hawthorn East	$ 525,000	04 / 01 / 2022
2	5/26 Auburn Grove, Hawthorn East	$ 545,000	21 / 12 / 2021
3	3/31-33 Caroline Street, Hawthorn East	$ 560,000	18 / 02 / 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: 26 April 2022