

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

102/8 Montrose Street Hawthorn East VIC 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

\$585,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2020

to

31 Dec 2020

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 6 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

205/8 Montrose Street Hawthorn East VIC 3123	\$640,000	28-Oct-20
117/2A Montrose Place Hawthorn East VIC 3123	\$617,000	13-Jan-21
414/12 Albert Street Hawthorn East VIC 3123	\$598,000	05-Aug-20

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 6 months.~~

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motionproperty
Stefano Pribac
P 1300 850 730
M 0467 056 459
E s.pribac@motionproperty.com.au



205/8 Montrose Street Hawthorn East VIC 3123

Sold Price **\$640,000** Sold Date **28-Oct-20**

2 2 2

Distance -



117/2A Montrose Place Hawthorn East VIC 3123

Sold Price ^{RS} **\$617,000** ^{UN} Sold Date **13-Jan-21**

2 2 1

Distance **0.03km**



414/12 Albert Street Hawthorn East VIC 3123

Sold Price **\$598,000** Sold Date **05-Aug-20**

2 2 1

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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