

# 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 2/11 Lennox 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 \$750,000 & \$820,000

### Median sale price

Median price \$602,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2020 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	9/50 Grove Rd HAWTHORN 3122	\$826,000	27/02/2021
2	3/125 Riversdale Rd HAWTHORN 3122	\$800,000	16/10/2020
3	6/12-14 Foley St KEW 3101	\$745,000	28/11/2020

**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.~~

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**Property Type:** Ground Floor  
Apartment

Agent Comments

**Indicative Selling Price**  
\$750,000 - \$820,000  
**Median Unit Price**  
December quarter 2020: \$602,500

## Comparable Properties



9/50 Grove Rd HAWTHORN 3122 (REI)

Agent Comments

2   1   1

**Price:** \$826,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** Apartment



3/125 Riversdale Rd HAWTHORN 3122 (VG)

Agent Comments

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**Price:** \$800,000  
**Method:** Sale  
**Date:** 16/10/2020  
**Property Type:** Strata Unit/Flat



6/12-14 Foley St KEW 3101 (REI/VG)

Agent Comments

2   2   1

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 28/11/2020  
**Property Type:** Apartment