



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



7/494 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments



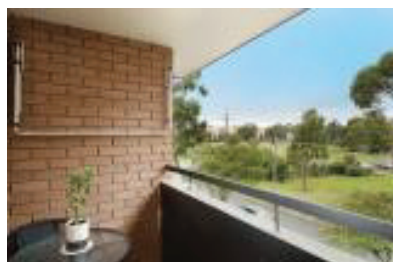
Price: \$610,000

Method: Auction Sale

Date: 18/02/2017

Rooms: 3

Property Type: Apartment



5/12-14 Symonds St HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$603,000

Method: Private Sale

Date: 19/05/2017

Rooms: 3

Property Type: Apartment



8/29 Auburn Gr HAWTHORN EAST 3123 Agent Comments (REI/VG)



Price: \$597,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 4

Property Type: Apartment

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 1/50 Leura Grove, Hawthorn East Vic 3123**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$620,000

Median sale price

Median price \$722,000

Unit X

Suburb Hawthorn East

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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
7/494 Glenferrie Rd HAWTHORN 3122	\$610,000	18/02/2017
5/12-14 Symonds St HAWTHORN EAST 3123	\$603,000	19/05/2017
8/29 Auburn Gr HAWTHORN EAST 3123	\$597,000	18/03/2017