



**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$375,000 - \$400,000  
**Median Unit Price**  
Year ending September 2017: \$633,750

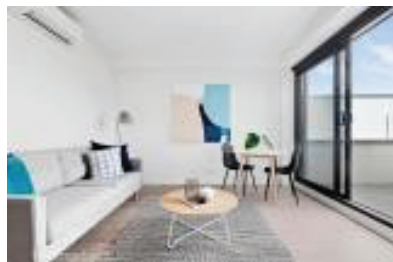
## Comparable Properties



9/454 Burwood Rd HAWTHORN 3122 (REI/VG) **Agent Comments**



**Price:** \$420,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 3  
**Property Type:** Apartment



242/347 Camberwell Rd CAMBERWELL 3124 **Agent Comments**  
(REI/VG)



**Price:** \$417,500  
**Method:** Private Sale  
**Date:** 08/09/2017  
**Rooms:** 3  
**Property Type:** Apartment



18/197 Auburn Rd HAWTHORN 3122 (REI) **Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 13/09/2017  
**Rooms:** 2  
**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 405/2a Montrose Place, Hawthorn East Vic 3123

#### Indicative selling price

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

Range between \$375,000 & \$400,000

#### Median sale price

Median price \$633,750 House Unit X Suburb Hawthorn East

Period - From 01/10/2016 to 30/09/2017 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	9/454 Burwood Rd HAWTHORN 3122	\$420,000	12/08/2017
2	242/347 Camberwell Rd CAMBERWELL 3124	\$417,500	08/09/2017
3	18/197 Auburn Rd HAWTHORN 3122	\$410,000	13/09/2017

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.