



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**309/8 Montrose Street,  
HAWTHORN EAST 3123**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$390,000 -  
\$429,000**

### Median sale price

Median **Unit** for **HAWT HORN EAST** for period **Jul 2016 - Jun 2017**  
Sourced from **Pricefinder**.

**\$585,000**

### Comparable property sales

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 the most comparable to the property for sale.

**197 Auburn Road,** Price **\$380,000** Sold 22 April 2017  
HAWTHORN 3122

**8/26 Selbourne Street,** Price **\$400,000** Sold 31 March 2017  
HAWTHORN 3122

**1/21 Auburn Grove,** Price **\$415,000** Sold 20 February 2017  
HAWTHORN EAST 3122

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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