

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

1/1 COPPIN GROVE HAWTHORN VIC 3122

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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2023

to

31 Mar 2024

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

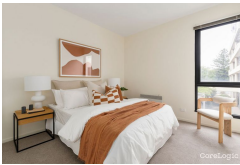
Date of sale

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 40/1 DOMVILLE AVENUE HAWTHORN VIC 3122 | \$685,000 | 06-Apr-24 |
| 9/24 MUIR STREET HAWTHORN VIC 3122 | \$710,000 | 21-Nov-23 |
| 2/70 POWER STREET HAWTHORN VIC 3122 | \$700,000 | 23-Mar-24 |

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.~~

This Statement of Information was prepared on: 17 April 2024

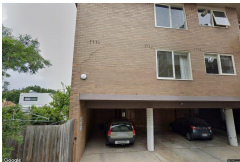


**40/1 DOMVILLE AVENUE
 HAWTHORN VIC 3122**

2 1 1

Sold Price ^{RS} **\$685,000** ^{UN} Sold Date **06-Apr-24**

Distance **0.41km**

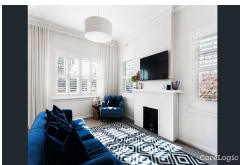


**9/24 MUIR STREET HAWTHORN
 VIC 3122**

2 1 1

Sold Price **\$710,000** Sold Date **21-Nov-23**

Distance **0.63km**



**2/70 POWER STREET HAWTHORN
 VIC 3122**

2 1 1

Sold Price **\$700,000** Sold Date **23-Mar-24**

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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