

## 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

1/17 PARK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$220,000

&

\$242,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2023

to

30 Apr 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

3/17 PARK STREET HAWTHORN VIC 3122	\$220,000	13-Oct-23
6/17 PARK STREET HAWTHORN VIC 3122	\$220,000	13-Oct-23

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: 14 May 2024



**3/17 PARK STREET HAWTHORN  
VIC 3122**

1 1 -

Sold Price **\$220,000** Sold Date **13-Oct-23**

Distance **0km**



**6/17 PARK STREET HAWTHORN  
VIC 3122**

1 - -

Sold Price Sold Date **13-Oct-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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