

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

1/5 Carson Crescent, Hawthorn Vic 3122

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$589,000 Property Type Unit Suburb Hawthorn

Period - From 02/05/2023 to 01/05/2024 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	1/2a Campbell Gr HAWTHORN EAST 3123	\$650,000	15/03/2024
2	19/11 Auburn Gr HAWTHORN EAST 3123	\$625,000	15/04/2024
3	17/19 Auburn Gr HAWTHORN EAST 3123	\$622,000	16/03/2024

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.~~

This Statement of Information was prepared on:

02/05/2024 15:31



2 1 1

Rooms: 3
Property Type: Unit
Land Size: 58 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$620,000 - \$650,000
Median Unit Price
02/05/2023 - 01/05/2024: \$589,000

Comparable Properties



1/2a Campbell Gr HAWTHORN EAST 3123 (REI)

[Agent Comments](#)

2 2 1

Price: \$650,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment



19/11 Auburn Gr HAWTHORN EAST 3123 (REI) [Agent Comments](#)

2 1 1

Price: \$625,000
Method: Sold Before Auction
Date: 15/04/2024
Property Type: Unit



17/19 Auburn Gr HAWTHORN EAST 3123 (REI) [Agent Comments](#)

2 1 1

Price: \$622,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Apartment