

## 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

1/50 MORANG ROAD 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

\$570,000

&

\$625,000

### 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

16/50 MORANG ROAD HAWTHORN VIC 3122	\$595,000	24-Feb-24
4/12 EVANSDALE ROAD HAWTHORN VIC 3122	\$615,000	16-Jan-24
2/165 POWER STREET HAWTHORN VIC 3122	\$605,000	31-Jan-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: 20 May 2024



**16/50 MORANG ROAD HAWTHORN VIC 3122** Sold Price

**\$595,000** Sold Date **24-Feb-24**

 2  1  1

Distance **0km**



**4/12 EVANSDALE ROAD HAWTHORN VIC 3122**

Sold Price

**\$615,000** Sold Date **16-Jan-24**

 2  1  1

Distance **0.1km**



**2/165 POWER STREET HAWTHORN VIC 3122** Sold Price

**\$605,000** Sold Date **31-Jan-24**

 2  1  1

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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