

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

3/19 PARK STREET 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 July 2022

to

30 Jun 2023

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

402/2A MONTROSE PLACE HAWTHORN EAST VIC 3123	\$395,000	15-May-23
119/12 ALBERT STREET HAWTHORN EAST VIC 3123	\$402,000	02-Jun-23
5/44-46 LIDDIARD STREET HAWTHORN VIC 3122	\$415,000	27-Jun-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: 21 July 2023



**402/2A MONTROSE PLACE
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$395,000** Sold Date **15-May-23**

Distance **0.81km**



**119/12 ALBERT STREET
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$402,000** Sold Date **02-Jun-23**

Distance **1km**



**5/44-46 LIDDIARD STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$415,000** Sold Date **27-Jun-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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