

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

3/50 MORANG ROAD 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

\$600,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2022

to

31 Aug 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

15/174 POWER STREET HAWTHORN VIC 3122	\$600,000	03-May-23
15/1 DOMVILLE AVENUE HAWTHORN VIC 3122	\$626,000	22-Jul-23
21/179 POWER STREET HAWTHORN VIC 3122	\$645,500	29-Apr-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.~~

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15/174 POWER STREET
HAWTHORN VIC 3122

2 1 1

Sold Price **\$600,000** Sold Date **03-May-23**

Distance **0.22km**



15/1 DOMVILLE AVENUE
HAWTHORN VIC 3122

2 1 1

Sold Price ^{RS} **\$626,000** ^{UN} Sold Date **22-Jul-23**

Distance **0.3km**



21/179 POWER STREET
HAWTHORN VIC 3122

2 1 1

Sold Price ^{RS} **\$645,500** Sold Date **29-Apr-23**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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