

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

310/2 GOLDING 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2023

to

31 May 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

216/311 BURWOOD ROAD HAWTHORN VIC 3122	\$380,000	09-Mar-24
204/2 GOLDING STREET HAWTHORN VIC 3122	\$400,000	29-Mar-24
315/2 GOLDING STREET HAWTHORN VIC 3122	\$400,000	10-Feb-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: 12 June 2024



**216/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$380,000** Sold Date **09-Mar-24**

Distance **0km**



**204/2 GOLDING STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price ^{RS} **\$400,000** Sold Date **29-Mar-24**

Distance **0km**



**315/2 GOLDING STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$400,000** Sold Date **10-Feb-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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