

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 4/23 Hawthorn Grove, Hawthorn, VIC 3122

Indicative selling price

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

Single price or range between \$350,000 & \$385,000

Median sale price

Median price \$550,000 Property type Unit Suburb HAWTHORN
Period - From 24/07/2022 to 23/07/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	16/23 Hawthorn Grove Hawthorn Vic 3122	\$382,000	2023-03-23
2	4/12 Auburn Grove Hawthorn East Vic 3123	\$380,000	2023-03-30
3	10/34 Elphin Grove Hawthorn Vic 3122	\$376,000	2023-05-27

This Statement of Information was prepared on: 24/07/2023

