

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

4/42 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2022

to

31 Jul 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

1/44-46 LIDDIARD STREET HAWTHORN VIC 3122	\$620,000	17-Feb-23
18/46-48 ELPHIN GROVE HAWTHORN VIC 3122	-	06-Jul-23
19/46-48 ELPHIN GROVE HAWTHORN VIC 3122	\$515,000	20-Dec-22

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: 04 August 2023



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**1/44-46 LIDDIARD STREET
 HAWTHORN VIC 3122**

2 1 1

Sold Price **\$620,000** Sold Date **17-Feb-23**

Distance **0.12km**



**18/46-48 ELPHIN GROVE
 HAWTHORN VIC 3122**

2 1 1

Sold Price ^{RS UN} Sold Date **06-Jul-23**

Distance **0.34km**



**19/46-48 ELPHIN GROVE
 HAWTHORN VIC 3122**

2 1 1

Sold Price **\$515,000** Sold Date **20-Dec-22**

Distance **0.34km**



**4/44 ELPHIN GROVE HAWTHORN
 VIC 3122**

2 1 1

Sold Price **\$495,000** Sold Date **18-Mar-23**

Distance **0.37km**



**20/19 PARK STREET HAWTHORN
 VIC 3122**

2 1 1

Sold Price **\$587,000** Sold Date **18-May-22**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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