

## 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

4/9 ROBINSON ROAD HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2023

to

31 Mar 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

7/454 BURWOOD ROAD HAWTHORN VIC 3122	\$421,750	20-Jan-24
3/510 GLENFERRIE ROAD HAWTHORN VIC 3122	\$400,000	07-Feb-24
4/61 AUBURN ROAD HAWTHORN VIC 3122	\$390,000	10-Jan-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: 30 April 2024



**7/454 BURWOOD ROAD  
 HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$421,750** Sold Date **20-Jan-24**

Distance **0.82km**



**3/510 GLENFERRIE ROAD  
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$400,000** Sold Date **07-Feb-24**

Distance **0.65km**



**4/61 AUBURN ROAD HAWTHORN  
 VIC 3122**

 1  1  1

Sold Price **\$390,000** Sold Date **10-Jan-24**

Distance **1.19km**

RS = Recent sale      UN = Undisclosed Sale

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