

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

5/50 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

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2023

to

29 Feb 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

3/50 MORANG ROAD HAWTHORN VIC 3122	\$615,000	10-Nov-23
1/69 MORANG ROAD HAWTHORN VIC 3122	\$630,000	21-Oct-23
16/50 MORANG ROAD HAWTHORN VIC 3122	\$595,000	24-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: 20 March 2024



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3/50 MORANG ROAD HAWTHORN
VIC 3122

Sold Price

\$615,000

Sold Date

10-Nov-23

2 1 1

Distance

0.02km



1/69 MORANG ROAD HAWTHORN
VIC 3122

Sold Price

\$630,000

Sold Date

21-Oct-23

2 1 1

Distance

0.18km



16/50 MORANG ROAD HAWTHORN
VIC 3122

Sold Price

^{RS} **\$595,000** ^{UN}

Sold Date

24-Feb-24

2 1 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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