

## 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

6/12 PINE STREET 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2023

to

30 Apr 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

5/77-83 DENHAM STREET HAWTHORN VIC 3122	\$532,500	30-Apr-24
301/121 POWER STREET HAWTHORN VIC 3122	\$593,500	05-Dec-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: 28 May 2024



**5/77-83 DENHAM STREET  
HAWTHORN VIC 3122**

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Sold Price <sup>RS</sup> **\$532,500** Sold Date **30-Apr-24**

Distance **0.61km**



**301/121 POWER STREET  
HAWTHORN VIC 3122**

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Sold Price **\$593,500** Sold Date **05-Dec-23**

Distance **0.99km**



**16/50 MORANG ROAD HAWTHORN  
VIC 3122**

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Sold Price **\$595,000** Sold Date **24-Feb-24**

Distance **1.1km**

RS = Recent sale      UN = Undisclosed Sale

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