

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

6/32-34 JOHNSON 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

or range
between

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2023

to

31 Jan 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

8/10 LIDDIARD STREET HAWTHORN VIC 3122	\$590,000	09-Feb-24
3/50 MORANG ROAD HAWTHORN VIC 3122	\$615,000	10-Nov-23
4/12 EVANSDALE ROAD HAWTHORN VIC 3122	\$615,000	16-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: 27 February 2024



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**8/10 LIDDIARD STREET
HAWTHORN VIC 3122**

2 1 1

Sold Price ^{RS} **\$590,000** Sold Date **09-Feb-24**

Distance **0.23km**



**3/50 MORANG ROAD HAWTHORN
VIC 3122**

2 1 1

Sold Price **\$615,000** Sold Date **10-Nov-23**

Distance **1.46km**



**4/12 EVANSDALE ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price Sold Date **16-Jan-24**

Distance **1.49km**

RS = Recent sale UN = Undisclosed Sale

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