

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 609/31 Queens Avenue, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$568,000 Property Type Unit Suburb Hawthorn

Period - From 08/08/2022 to 07/08/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

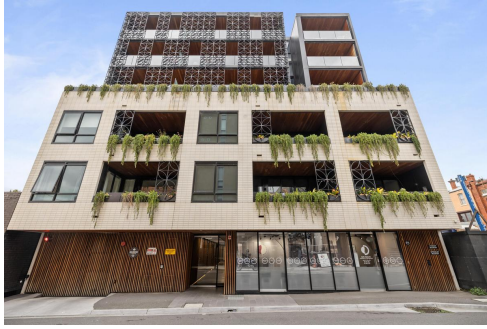
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	101/307 Barkers Rd KEW 3101	\$695,000	29/06/2023
2	206/38 Harold St HAWTHORN EAST 3123	\$645,000	27/06/2023
3	10/22 Wattle Rd HAWTHORN 3122	\$635,000	28/04/2023

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 six months.~~

This Statement of Information was prepared on: 08/08/2023 15:18



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

08/08/2022 - 07/08/2023: \$568,000

Comparable Properties



101/307 Barkers Rd KEW 3101 (REI)

Agent Comments

2 2 1

Price: \$695,000

Method: Private Sale

Date: 29/06/2023

Property Type: Unit



206/38 Harold St HAWTHORN EAST 3123 (REI) Agent Comments

2 2 1

Price: \$645,000

Method: Private Sale

Date: 27/06/2023

Property Type: Apartment



10/22 Wattle Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 1

Price: \$635,000

Method: Private Sale

Date: 28/04/2023

Property Type: Apartment