

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

15/8 Hepburn 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2020

to

31 Aug 2021

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

14/8 Hepburn Street Hawthorn VIC 3122	\$390,000	02-Jul-21
15/523 Burwood Road Hawthorn VIC 3122	\$403,500	06-Jun-21
2/74-76 Auburn Road Hawthorn VIC 3122	\$410,000	17-Apr-21

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: 25 September 2021



14/8 Hepburn Street Hawthorn VIC 3122

Sold Price

^{RS} **\$390,000**

Sold Date

02-Jul-21

 1  1  -

Distance

-



15/523 Burwood Road Hawthorn VIC 3122

Sold Price

\$403,500

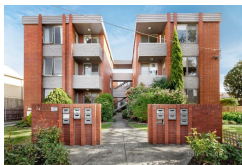
Sold Date

06-Jun-21

 1  1  1

Distance

0.19km



2/74-76 Auburn Road Hawthorn VIC 3122

Sold Price

\$410,000

Sold Date

17-Apr-21

 1  1  1

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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