

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

103/43 PARK 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

\$115,000

&

\$125,000

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

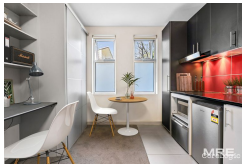
Date of sale

115/43 PARK STREET HAWTHORN VIC 3122	\$145,000	06-Jan-24
606/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$120,000	26-Jan-24
1009/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$130,000	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: 10 February 2024



**115/43 PARK STREET HAWTHORN
 VIC 3122**

Sold Price

^{RS} **\$145,000**

Sold Date **06-Jan-24**

 1  1  -

Distance **0km**



**606/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

Sold Price

^{RS} **\$120,000** ^{UN}

Sold Date **26-Jan-24**

 1  1  -

Distance **0.36km**



**1009/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

Sold Price

^{RS} **\$130,000** ^{UN}

Sold Date **16-Jan-24**

 1  1  -

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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