## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/69 Morang Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	ı/underquoting	g	
Single price	e \$515,000					
Median sale p	rice					
Median price	\$565,000	Pro	operty Type Uni	t	Suburb	Hawthorn
Period - From	25/03/2024	to	24/03/2025	Sour	ce Property	y Data

#### 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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

25/03/2025 12:53



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Rooms: 4 Property Type: Flat/Unit/Apartment (Res) Agent Comments Christopher Dane 9826 0000 0418 319 809 chris@rodneymorley.com.au

Indicative Selling Price \$515,000 Median Unit Price 25/03/2024 - 24/03/2025: \$565,000

# **Comparable Properties**

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.

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362

propertydata



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