

## 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

608/31 Queens Avenue Hawthorn VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2020

to

31 Mar 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

4/8 Auburn Grove Hawthorn East VIC 3123	\$630,000	05-Mar-21
7/8 Auburn Grove Hawthorn East VIC 3123	\$629,999	27-Feb-21
13/454 Burwood Road Hawthorn VIC 3122	\$605,000	05-Mar-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: 26 April 2021



**4/8 Auburn Grove Hawthorn East  
VIC 3123**

 2  1  1

Sold Price

**\$630,000**

Sold Date

**05-Mar-21**

Distance

**0.35km**



**7/8 Auburn Grove Hawthorn East  
VIC 3123**

 2  1  1

Sold Price

**\$629,999**

Sold Date

**27-Feb-21**

Distance

**0.35km**



**13/454 Burwood Road Hawthorn  
VIC 3122**

 2  1  1

Sold Price

**\$605,000**

Sold Date

**05-Mar-21**

Distance

**0.37km**

RS = Recent sale

UN = Undisclosed Sale

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