

## 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

G10/12 ALBERT STREET HAWTHORN EAST VIC 3123

### 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

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Aug 2023

to

31 Jul 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

520/311 BURWOOD ROAD HAWTHORN VIC 3122	408388	02-May-24
5/34 ELPHIN GROVE HAWTHORN VIC 3122	360000	13-Aug-24
11/454 BURWOOD ROAD HAWTHORN VIC 3122	405000	03-May-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: 26 August 2024



**520/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price

<sup>RS</sup> **408388** <sup>UN</sup>

Sold Date **02-May-24**

Distance **1.29km**



**5/34 ELPHIN GROVE HAWTHORN  
VIC 3122**

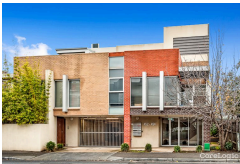
1 1 1

Sold Price

<sup>RS</sup> **360000**

Sold Date **13-Aug-24**

Distance **0.81km**



**11/454 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price

**405000**

Sold Date **03-May-24**

Distance **0.7km**

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

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