



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

105/29-31 Queens Avenue, Hawthorn, 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$560,000.00

&

\$610,000.00

Median sale price

Median price

\$587,500.00

Property type

Unit/Apartment

Suburb

HAWTHORN

Period - From

Feb 2020

to

Jan 2021

Source

CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
410/12 Albert Street Hawthorn East VIC 3123	\$575,000.00	19/11/2020
303/20 Camberwell Road Hawthorn East VIC 3123	\$600,500.00	23/12/2020
409/17 Lynch Street Hawthorn VIC 3122	\$610,000.00	10/11/2020

This Statement of Information was prepared on:

Thursday 18th February 2021