

## 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

106/2 GOLDING STREET 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

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2024

to

31 Dec 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

102/2 GOLDING STREET HAWTHORN VIC 3122	\$590,000	19-Aug-24
102/191 BARKERS ROAD KEW VIC 3101	\$610,000	09-Dec-24
303/8 QUEENS AVENUE HAWTHORN VIC 3122	\$580,000	27-Oct-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: 30 January 2025



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**102/2 GOLDING STREET  
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$590,000** Sold Date **19-Aug-24**

Distance **0km**



**102/191 BARKERS ROAD KEW VIC  
3101**

2 2 1

Sold Price **\$610,000** Sold Date **09-Dec-24**

Distance **0.89km**



**303/8 QUEENS AVENUE  
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$580,000** Sold Date **27-Oct-24**

Distance **0.9km**

RS = Recent sale      UN = Undisclosed Sale

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