

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

102/2 GOLDING STREET HAWTHORN VIC 3122

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

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

305/2 GOLDING STREET HAWTHORN VIC 3122	\$550,000	09-May-24
211/17 LYNCH STREET HAWTHORN VIC 3122	\$620,000	01-Mar-24
119/17 LYNCH STREET HAWTHORN VIC 3122	\$525,000	26-Jul-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: 01 August 2024



305/2 GOLDING STREET HAWTHORN VIC 3122

2 1 1

Sold Price

^{RS}

\$550,000

Sold Date **09-May-24**

Distance **0.05km**



211/17 LYNCH STREET HAWTHORN VIC 3122

2 2 1

Sold Price

\$620,000

Sold Date **01-Mar-24**

Distance **0.06km**



119/17 LYNCH STREET HAWTHORN VIC 3122

2 1 1

Sold Price

^{RS}

\$525,000

Sold Date **26-Jul-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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