# 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

306/28 Queens Avenue, Hawthorn Vic 3122

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au	/underauctina
of the meaning of this price see consumer.vie.gov.au	underguoting

Single price \$200,000

#### Median sale price

Median price	\$602,000	Pro	perty Type Unit	t		Suburb	Hawthorn
Period - From	01/07/2023	to	30/09/2023	Sou	urce	REIV	

# 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	15/60 Auburn Rd HAWTHORN 3122	\$250,000	23/08/2023
2	11/6 Mayston St HAWTHORN EAST 3123	\$245,000	14/08/2023
3	3/17 Park St HAWTHORN 3122	\$220,000	13/10/2023

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 six months.

This Statement of Information was prepared on:

23/10/2023 16:55



# woodards 🚾





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$200,000 Median Unit Price September quarter 2023: \$602,000

# **Comparable Properties**



15/60 Auburn Rd HAWTHORN 3122 (REI)



Price: \$250,000 Method: Private Sale Date: 23/08/2023 Property Type: Apartment

11/6 Mayston St HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$245,000 Method: Private Sale Date: 14/08/2023 Property Type: Apartment



3/17 Park St HAWTHORN 3122 (REI)

Agent Comments

Agent Comments

Price: \$220,000 Method: Private Sale Date: 13/10/2023 Property Type: Apartment

### Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



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