

## 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

14/12-16 SYMONDS 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

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Feb 2023

to

31 Jan 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

11/12-16 SYMONDS STREET HAWTHORN EAST VIC 3123	\$595,000	09-Dec-23
504/38 HAROLD STREET HAWTHORN EAST VIC 3123	\$591,000	13-Nov-23
4/36 MAYSTON STREET HAWTHORN EAST VIC 3123	\$565,000	19-Jan-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: 20 February 2024



**11/12-16 SYMONDS STREET  
 HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price **\$595,000** Sold Date **09-Dec-23**

Distance **0.01km**



**504/38 HAROLD STREET  
 HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price **\$591,000** Sold Date **13-Nov-23**

Distance **0.32km**



**4/36 MAYSTON STREET  
 HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price <sup>RS</sup> **\$565,000** Sold Date **19-Jan-24**

Distance **0.48km**

RS = Recent sale      UN = Undisclosed Sale

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