

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

407B/12 ALBERT STREET HAWTHORN EAST VIC 3123

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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2022

to

30 Jun 2023

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

505/12 ALBERT STREET HAWTHORN EAST VIC 3123	\$325,000	16-Feb-23
9/76A CAMPBELL ROAD HAWTHORN EAST VIC 3123	\$315,000	05-May-23
706/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$300,000	20-Jan-23

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: 16 July 2023

DYNAMIC

RESIDENTIAL

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**505/12 ALBERT STREET
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$325,000** Sold Date **16-Feb-23**

Distance **0.03km**



**9/76A CAMPBELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  -

Sold Price ^{RS} **\$315,000** Sold Date **05-May-23**

Distance **1.28km**



**706/377-383 BURWOOD ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$300,000** Sold Date **20-Jan-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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