

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

307/2 TWEED 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2023

to

30 Nov 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

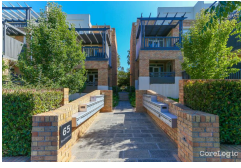
Date of sale

41/65-69 RIVERSDALE ROAD HAWTHORN VIC 3122	\$450,000	17-Oct-24
221/14 DAVID STREET RICHMOND VIC 3121	\$462,000	23-Sep-24
4/29-31 AUBURN GROVE HAWTHORN EAST VIC 3123	\$440,000	01-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: 09 December 2024



**41/65-69 RIVERSDALE ROAD
HAWTHORN VIC 3122**

 2  1  1

Sold Price **\$450,000** Sold Date **17-Oct-24**

Distance **0.77km**



**221/14 DAVID STREET RICHMOND
VIC 3121**

 2  1  1

Sold Price **\$462,000** Sold Date **23-Sep-24**

Distance **1.71km**



**4/29-31 AUBURN GROVE
HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **01-Oct-24**

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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