

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

7/492 BARKERS ROAD 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

\$970,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Sep 2022

to

31 Aug 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

6/15 GRANDVIEW GROVE HAWTHORN EAST VIC 3123	\$950,000	18-Feb-23
3/15 GRANDVIEW GROVE HAWTHORN EAST VIC 3123	\$1,010,000	13-May-22
1B CLIVE ROAD HAWTHORN EAST VIC 3123	\$1,199,000	01-Jul-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: 29 September 2023


**6/15 GRANDVIEW GROVE
HAWTHORN EAST VIC 3123**
 2  1  1

Sold Price **\$950,000** Sold Date **18-Feb-23**

Distance **0.65km**

**3/15 GRANDVIEW GROVE
HAWTHORN EAST VIC 3123**
 2  1  1

Sold Price **\$1,010,000** Sold Date **13-May-22**

Distance **0.66km**

**1B CLIVE ROAD HAWTHORN EAST
VIC 3123**
 2  1  2

Sold Price **\$1,199,000** Sold Date **01-Jul-23**

Distance **1.52km**
RS = Recent sale

UN = Undisclosed Sale

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