

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

G08/2 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,602,000

Property type

Other

Suburb

Hawthorn

Period-from

01 May 2022

to

30 Apr 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

G03/191 BARKERS ROAD KEW VIC 3101	\$440,000	04-Jan-23
G04/191 BARKERS ROAD KEW VIC 3101	\$420,000	22-Feb-23
306/36 LYNCH STREET HAWTHORN VIC 3122	\$405,000	27-Mar-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: 22 May 2023



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G03/191 BARKERS ROAD KEW VIC 3101 Sold Price **\$440,000** Sold Date **04-Jan-23**

1 1 -

Distance **0.95km**



G04/191 BARKERS ROAD KEW VIC 3101 Sold Price **\$420,000** Sold Date **22-Feb-23**

1 1 1

Distance **0.95km**



**306/36 LYNCH STREET
HAWTHORN VIC 3122**

Sold Price ^{RS} **\$405,000** ^{UN} Sold Date **27-Mar-23**

1 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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