

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

2/14 THE BOULEVARD 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2023

to

29 Feb 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

30/3 KOOYONGKOOT ROAD HAWTHORN VIC 3122	\$529,000	16-Dec-23
36/168 POWER STREET HAWTHORN VIC 3122	\$515,000	08-Nov-23
103/567 GLENFERRIE ROAD HAWTHORN VIC 3122	\$495,000	19-Sep-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: 15 March 2024



**30/3 KOOYONGKOOT ROAD
 HAWTHORN VIC 3122**

 2  1  -

Sold Price ^{RS} **\$529,000** Sold Date **16-Dec-23**

Distance **0.32km**

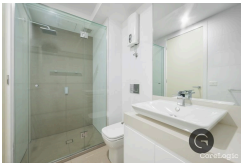


**36/168 POWER STREET
 HAWTHORN VIC 3122**

 2  1  1

Sold Price **\$515,000** Sold Date **08-Nov-23**

Distance **1.44km**



**103/567 GLENFERRIE ROAD
 HAWTHORN VIC 3122**

 2  1  1

Sold Price **\$495,000** Sold Date **19-Sep-23**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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