

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

407/31 Queens Avenue, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$375,000

&

\$390,000

Median sale price

Median price

\$586,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2022

to

31/12/2022

Source

REIV

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 six 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
1	208/1a Launder St HAWTHORN 3122	\$395,000	11/10/2022
2	204/311 Burwood Rd HAWTHORN 3122	\$382,500	03/08/2022
3	519/2 Golding St HAWTHORN 3122	\$360,000	17/11/2022

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 six months.~~

This Statement of Information was prepared on:

24/01/2023 16:30



1
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$375,000 - \$390,000

Median Unit Price

December quarter 2022: \$586,000

Comparable Properties



208/1a Launder St HAWTHORN 3122 (REI)

Agent Comments

1
 1
 1

Price: \$395,000

Method: Private Sale

Date: 11/10/2022

Property Type: Apartment



204/311 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1
 1
 1

Price: \$382,500

Method: Private Sale

Date: 03/08/2022

Property Type: Apartment



519/2 Golding St HAWTHORN 3122 (REI/VG)

Agent Comments

1
 1
 1

Price: \$360,000

Method: Private Sale

Date: 17/11/2022

Property Type: Apartment

Account - Jellis Craig | P: 98305966