

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

103/22 FINDON 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2023

to

31 Jan 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

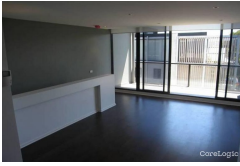
Date of sale

23/69-75 RIVER STREET RICHMOND VIC 3121	\$890,000	27-Nov-23
21/339 BURNLEY STREET RICHMOND VIC 3121	\$888,000	26-Aug-23
17B INVERLEITH STREET HAWTHORN VIC 3122	\$880,000	24-Nov-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: 19 February 2024



**23/69-75 RIVER STREET
RICHMOND VIC 3121**

3 2 2

Sold Price **\$890,000** Sold Date **27-Nov-23**

Distance **0.88km**



**21/339 BURNLEY STREET
RICHMOND VIC 3121**

3 2 2

Sold Price **\$888,000** Sold Date **26-Aug-23**

Distance **1.74km**



**17B INVERLEITH STREET
HAWTHORN VIC 3122**

3 2 2

Sold Price **\$880,000** Sold Date **24-Nov-23**

Distance **2.75km**

RS = Recent sale

UN = Undisclosed Sale

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