

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 407/1-5 Queens Avenue, Hawthorn, VIC 3122

Indicative selling price

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

Single Price \$105,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Hawthorn (3122)

Period - From 01/01/2023 to 31/12/2023 Source CoreLogic

Comparable property sales

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
116B/71 RIVERSDALE ROAD, HAWTHORN VIC 3122	\$115,000	28/06/2023
225/367-369 BURWOOD ROAD, HAWTHORN VIC 3122	\$118,000	08/09/2023
216/383 BURWOOD ROAD, HAWTHORN VIC 3122	\$130,000	12/09/2023

This Statement of Information was prepared on: 15/01/2024