

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

8/70 AUBURN ROAD 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

\$1,250,000

&

\$1,370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,720,000

Property type

House

Suburb

Hawthorn

Period-from

01 Jul 2023

to

30 Jun 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

6/39 WATTLE ROAD HAWTHORN VIC 3122	\$1,350,000	14-Feb-24
8/190 COTHAM ROAD KEW VIC 3101	\$1,305,000	31-May-24

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: 08 July 2024

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**6/39 WATTLE ROAD HAWTHORN
VIC 3122**

3 2 2

Sold Price **\$1,350,000** Sold Date **14-Feb-24**

Distance **1.38km**



**8/190 COTHAM ROAD KEW VIC
3101**

3 2 2

Sold Price ^{RS} **\$1,305,000** ^{UN} Sold Date **31-May-24**

Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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