

## 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

206/8 QUEENS AVENUE HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2022

to

28 Feb 2023

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

6/184 AUBURN ROAD HAWTHORN VIC 3122	\$447,499	22-Feb-22
409/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$436,000	08-Jun-22
1/71 AUBURN ROAD HAWTHORN VIC 3122	\$450,000	25-Jul-22

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: 21 March 2023



**6/184 AUBURN ROAD HAWTHORN  
VIC 3122**

Sold Price

**\$447,499**

Sold Date

**22-Feb-22**

2

1

1

Distance

**0.24km**



**409/32 LILYDALE GROVE  
HAWTHORN EAST VIC 3123**

Sold Price

**\$436,000**

Sold Date

**08-Jun-22**

2

1

1

Distance

**0.39km**



**1/71 AUBURN ROAD HAWTHORN  
VIC 3122**

Sold Price

**\$450,000**

Sold Date

**25-Jul-22**

2

1

1

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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