

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

404/28 QUEENS AVENUE 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

\$150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2023

to

30 Sep 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

| | | |
|---|-----------|-----------|
| 304/1-5 QUEENS AVENUE HAWTHORN VIC 3122 | \$155,000 | 23-Oct-23 |
| 306/28 QUEENS AVENUE HAWTHORN VIC 3122 | \$200,000 | 29-Jan-24 |
| 405/28 QUEENS AVENUE HAWTHORN VIC 3122 | \$110,000 | 26-Apr-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: 16 October 2024

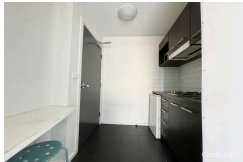


**304/1-5 QUEENS AVENUE
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$155,000** Sold Date **23-Oct-23**

Distance **0.13km**

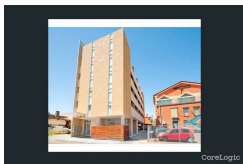


**306/28 QUEENS AVENUE
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$200,000** Sold Date **29-Jan-24**

Distance **0.01km**



**405/28 QUEENS AVENUE
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$110,000** Sold Date **26-Apr-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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