

# 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 402/2 Eastern Place, Hawthorn East, VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$110,000 & \$120,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Hawthorn East (3123)  
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
304/1-5 QUEENS AVENUE, HAWTHORN VIC 3122	\$155,000	06/11/2023
216/383 BURWOOD ROAD, HAWTHORN VIC 3122	\$130,000	12/09/2023
109/1 GLENFERRIE PLACE, HAWTHORN VIC 3122	\$122,500	17/08/2023

This Statement of Information was prepared on: 11/01/2024