

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 403/G2 Golding Street, 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 **\$490,000** & **\$520,000**

Median sale price

Median price \$ 620,000 Property type Unit Suburb Hawthorn
Period - From Nov 22 to Oct 23 Source PropTrack

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 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
321/33 Burwood Road, Hawthorn	570,500	
314/17 Lynch Street, Hawthorn	515,000	
229/17 Lynch Street, Hawthorn	515,000	

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 six months.

This Statement of Information was prepared on: 30th November 2023