

# 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 412/2 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 \$655,000 Property Type Unit Suburb Hawthorn East (3123)  
Period - From 01/12/2023 to 30/11/2024 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
509/2 EASTERN PLACE, HAWTHORN EAST VIC 3123	\$110,000	14/11/2024
223/367-369 BURWOOD ROAD, HAWTHORN VIC 3122	\$127,500	23/08/2024
101B/71 RIVERSDALE ROAD, HAWTHORN VIC 3122	\$117,500	23/06/2024

This Statement of Information was prepared on: 01/12/2024