

## 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

203/2 GOLDING STREET HAWTHORN VIC 3122

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2023

to

30 Nov 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

1/32 LIDDIARD STREET HAWTHORN VIC 3122	\$480,000	21-Sep-24
11/557 GLENFERRIE ROAD HAWTHORN VIC 3122	\$475,000	18-Sep-24
408/2A MONTROSE PLACE HAWTHORN EAST VIC 3123	\$500,000	07-Nov-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: 10 December 2024



Shawn White  
P 0388095584  
M 0425335034  
E Shawn.White@Little.com.au



**1/32 LIDDIARD STREET  
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$480,000** Sold Date **21-Sep-24**

Distance **0.55km**



**11/557 GLENFERRIE ROAD  
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$475,000** Sold Date **18-Sep-24**

Distance **0.61km**



**408/2A MONTROSE PLACE  
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price <sup>RS</sup> **\$500,000** Sold Date **07-Nov-24**

Distance **1.13km**

RS = Recent sale      UN = Undisclosed Sale

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