

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 603/8 Queens Avenue, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$599,000

Median sale price

Median price \$590,000 Property type Unit Suburb Hawthorn

Period - From 01/07/2024 to 30/09/2024 Source REIV

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
7/3 Glenroy Rd HAWTHORN 3122	\$605,000	18/11/2024
G10/567 Glenferrie Rd HAWTHORN 3122	\$598,000	25/10/2024
24/178 Power St HAWTHORN 3122	\$595,000	01/10/2024

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