

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

116/12 Albert Street Hawthorn East VIC 3123

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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2020

to

31 Dec 2020

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

6/45 Church Street Hawthorn VIC 3122	\$650,000	17-Sep-20
418/188 Whitehorse Road Balwyn VIC 3103	\$725,000	21-Jun-20
208/1045 Burke Road Hawthorn East VIC 3123	\$835,000	24-Sep-19

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: 13 January 2021



6/45 Church Street Hawthorn VIC 3122

3 2 2

Sold Price

\$650,000

Sold Date

17-Sep-20

Distance

2.47km



418/188 Whitehorse Road Balwyn VIC 3103

3 2 2

Sold Price

\$725,000

Sold Date

21-Jun-20

Distance

2.74km



208/1045 Burke Road Hawthorn East VIC 3123

3 2 2

Sold Price

\$835,000

Sold Date

24-Sep-19

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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