

## 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

2/30 MUNRO STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2023

to

31 Oct 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

12/22 WATTLE ROAD HAWTHORN VIC 3122	\$642,000	16-Nov-24
218/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$635,000	22-Oct-24
415/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$650,000	15-Aug-24

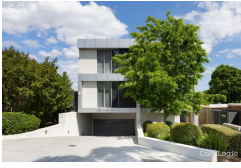
OR

**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.~~

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**12/22 WATTLE ROAD HAWTHORN  
VIC 3122**

2 2 1

Sold Price

<sup>RS</sup> **\$642,000**

Sold Date **16-Nov-24**

Distance **1.72km**



**218/81 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

2 2 1

Sold Price

**\$635,000**

Sold Date **22-Oct-24**

Distance **1.16km**



**415/138 CAMBERWELL ROAD  
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price

**\$650,000**

Sold Date **15-Aug-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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