

## 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

203/6 LISSON GROVE HAWTHORN VIC 3122

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2022

to

30 Jun 2023

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

305/121 POWER STREET HAWTHORN VIC 3122	\$485,000	30-Jun-23
9/65-69 RIVERSDALE ROAD HAWTHORN VIC 3122	\$488,000	27-May-23
7/67 DENHAM STREET HAWTHORN VIC 3122	\$480,000	15-Apr-23

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: 25 July 2023



## 305/121 POWER STREET HAWTHORN VIC 3122

1 1 1

Sold Price

<sup>RS</sup>

**\$485,000**

Sold Date

**30-Jun-23**

Distance

**0.57km**



## 9/65-69 RIVERSDALE ROAD HAWTHORN VIC 3122

1 1 1

Sold Price

**\$488,000**

Sold Date

**27-May-23**

Distance

**0.45km**



## 7/67 DENHAM STREET HAWTHORN VIC 3122

1 1 1

Sold Price

<sup>RS</sup>

**\$480,000**

Sold Date

**15-Apr-23**

Distance

**0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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