

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

4/73 ST HELENS ROAD 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2022

to

30 Apr 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

6/15 GRANDVIEW GROVE HAWTHORN EAST VIC 3123	\$950,000	18-Feb-23
3/15-17 ROBINSON ROAD HAWTHORN VIC 3122	\$860,000	22-Jan-23
1/42 RANGE STREET CAMBERWELL VIC 3124	\$900,000	20-Feb-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: 29 May 2023



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**6/15 GRANDVIEW GROVE
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$950,000** Sold Date **18-Feb-23**

Distance **1.55km**



**3/15-17 ROBINSON ROAD
HAWTHORN VIC 3122**

2 1 2

Sold Price **\$860,000** Sold Date **22-Jan-23**

Distance **1.19km**



**1/42 RANGE STREET
CAMBERWELL VIC 3124**

2 1 1

Sold Price **\$900,000** Sold Date **20-Feb-23**

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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