

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

4/32-34 JOHNSON STREET HAWTHORN VIC 3122

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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2023

to

31 Jul 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

6/32-34 JOHNSON STREET HAWTHORN VIC 3122	\$603,000	28-Mar-24
5/148 BARKERS ROAD HAWTHORN VIC 3122	\$600,000	24-Aug-24
9/36 POWER STREET HAWTHORN VIC 3122	\$600,000	15-May-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.~~

This Statement of Information was prepared on: 28 August 2024



**6/32-34 JOHNSON STREET
 HAWTHORN VIC 3122**

 2  1  -

Sold Price **\$603,000** Sold Date **28-Mar-24**

Distance **0km**



**5/148 BARKERS ROAD
 HAWTHORN VIC 3122**

 2  1  1

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **24-Aug-24**

Distance **0.78km**



**9/36 POWER STREET HAWTHORN
 VIC 3122**

 2  1  1

Sold Price **\$600,000** Sold Date **15-May-24**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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