

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

9/23 HAWTHORN GROVE 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

\$415,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2022

to

31 Jul 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

9/174-178 RIVERSDALE ROAD HAWTHORN VIC 3122	\$435,000	25-Jul-23
3/9 ROBINSON ROAD HAWTHORN VIC 3122	\$430,000	27-Jun-23
5/44-46 LIDDIARD STREET HAWTHORN VIC 3122	\$415,000	27-Jun-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: 30 August 2023



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**9/174-178 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price ^{RS} **\$435,000** ^{UN} Sold Date **25-Jul-23**

Distance **1.85km**



**3/9 ROBINSON ROAD HAWTHORN
VIC 3122**

1 1 1

Sold Price **\$430,000** Sold Date **27-Jun-23**

Distance **1.97km**



**5/44-46 LIDDIARD STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$415,000** Sold Date **27-Jun-23**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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