

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

229/2 GOLDING 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2022

to

28 Feb 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

221/311 BURWOOD ROAD HAWTHORN VIC 3122	\$370,000	06-Sep-22
208/1A LAUNDER STREET HAWTHORN VIC 3122	\$395,000	11-Oct-22
505/36 LYNCH STREET HAWTHORN VIC 3122	\$400,000	31-Jan-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: 02 March 2023



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**221/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$370,000** Sold Date **06-Sep-22**

Distance **0km**



**208/1A LAUNDER STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **11-Oct-22**

Distance **0.49km**



**505/36 LYNCH STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price ^{RS} **\$400,000** Sold Date **31-Jan-23**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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