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

G03/31 Queens Avenue, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$590,000		&		\$620,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2023	to	31/03/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	9/3 Burwood Av HAWTHORN EAST 3123	\$615,000	06/03/2024
2	214/96 Camberwell Rd HAWTHORN EAST 3123	\$610,000	05/03/2024
3	6/32-34 Johnson St HAWTHORN 3122	\$603,000	28/03/2024

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 six months.

This Statement of Information was prepared on:

17/05/2024 11:59





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$590,000 - \$620,000 **Median Unit Price** Year ending March 2024: \$580,000

Comparable Properties



9/3 Burwood Av HAWTHORN EAST 3123 Agent Comments (REI/VG)



Price: \$615,000 Method: Sold Before Auction Date: 06/03/2024 Property Type: Apartment



214/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

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Agent Comments

Agent Comments



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6/32-34 Johnson St HAWTHORN 3122 (REI)



Price: \$603,000 Method: Private Sale Date: 28/03/2024 Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



propertydata

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