

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$620,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2023 to 31/03/2024 Source 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.

	Address 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 (REI/VG)

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 06/03/2024

Property Type: Apartment



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

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 05/03/2024

Property Type: Apartment



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

Agent Comments



Price: \$603,000

Method: Private Sale

Date: 28/03/2024

Property Type: Apartment