

## 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

503/1-5 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) (\*Delete single price or range as applicable)

Single Price

\$150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2023

to

30 Nov 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

12/60 AUBURN ROAD HAWTHORN VIC 3122	\$179,000	28-Nov-24
65/29 LYNCH STREET HAWTHORN VIC 3122	\$145,000	12-Nov-24
604/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$135,000	24-Oct-24

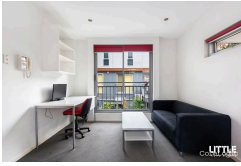
OR

**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.

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**12/60 AUBURN ROAD HAWTHORN VIC 3122** Sold Price <sup>RS</sup> **\$179,000** <sup>UN</sup> Sold Date **28-Nov-24**

1 1 -

Distance **0.4km**



**65/29 LYNCH STREET HAWTHORN VIC 3122** Sold Price <sup>RS</sup> **\$145,000** <sup>UN</sup> Sold Date **12-Nov-24**

1 1 -

Distance **0.74km**



**604/1 GLENFERRIE PLACE HAWTHORN VIC 3122** Sold Price **\$135,000** Sold Date **24-Oct-24**

1 1 -

Distance **0.59km**

RS = Recent sale      UN = Undisclosed Sale

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