

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

5 COWPER STREET HAWTHORN EAST VIC 3123

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

\$4,400,000

&

\$4,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,505,000

Property type

House

Suburb

Hawthorn East

Period-from

01 Oct 2023

to

30 Sep 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

2 RAE STREET HAWTHORN VIC 3122

\$4,450,000

01-Jun-24

1291 BURKE ROAD KEW VIC 3101

\$4,777,000

19-Jun-24

24 THE BOULEVARD HAWTHORN VIC 3122

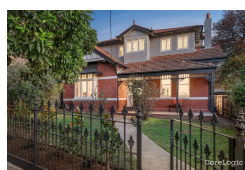
\$4,378,000

22-Sep-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.

This Statement of Information was prepared on: 29 October 2024



2 RAE STREET HAWTHORN VIC 3122

 5  3  -

Sold Price **\$4,450,000** Sold Date **01-Jun-24**

Distance **1.14km**



1291 BURKE ROAD KEW VIC 3101

 4  3  2

Sold Price **\$4,777,000** Sold Date **19-Jun-24**

Distance **1.51km**



24 THE BOULEVARD HAWTHORN VIC 3122

 5  2  3

Sold Price ^{RS} **\$4,378,000** ^{UN} Sold Date **22-Sep-24**

Distance **1.55km**

RS = Recent sale **UN** = Undisclosed Sale

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