

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

20A ROSSLYN 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

\$2,550,000

&

\$2,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,650,000

Property type

House

Suburb

Hawthorn East

Period-from

01 Feb 2024

to

31 Jan 2025

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

1 MIAMI STREET HAWTHORN EAST VIC 3123	\$2,620,000	25-May-24
15 BROOMFIELD ROAD HAWTHORN EAST VIC 3123	\$2,570,000	01-Jul-23
20 MANCHESTER STREET HAWTHORN VIC 3122	\$2,500,000	31-Aug-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: 05 February 2025

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**1 MIAMI STREET HAWTHORN EAST
VIC 3123**

3 2 -

Sold Price

\$2,620,000

Sold Date

25-May-24

Distance

0.29km



**15 BROOMFIELD ROAD
HAWTHORN EAST VIC 3123**

3 1 -

Sold Price

\$2,570,000

Sold Date

01-Jul-23

Distance

0.64km



**20 MANCHESTER STREET
HAWTHORN VIC 3122**

4 2 1

Sold Price

\$2,500,000

Sold Date

31-Aug-24

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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