

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

20/88-92 VICTORIA ROAD 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Aug 2023

to

31 Jul 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

6/120 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$580,000	14-Jul-24
23/11 AUBURN GROVE HAWTHORN EAST VIC 3123	\$560,000	24-Jun-24
20/995 BURKE ROAD CAMBERWELL VIC 3124	\$555,000	26-Apr-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 August 2024



**6/120 VICTORIA ROAD
HAWTHORN EAST VIC 3123**

 2  1  -

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **14-Jul-24**

Distance **0.17km**



**23/11 AUBURN GROVE HAWTHORN
EAST VIC 3123**

 2  1  1

Sold Price ^{RS} **\$560,000** Sold Date **24-Jun-24**

Distance **0.47km**



**20/995 BURKE ROAD
CAMBERWELL VIC 3124**

 2  1  1

Sold Price **\$555,000** Sold Date **26-Apr-24**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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