

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

6/4 WISEMAN 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2023

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 18/112 RIVERSDALE ROAD HAWTHORN VIC 3122 | \$493,000 | 23-Feb-24 |
| 6/54 LIDDIARD STREET HAWTHORN VIC 3122 | \$436,000 | 28-Feb-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: 21 May 2024



**18/112 RIVERSDALE ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$493,000** Sold Date **23-Feb-24**

Distance **1.08km**



**6/54 LIDDIARD STREET
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$436,000** Sold Date **28-Feb-24**

Distance **1.99km**

RS = Recent sale UN = Undisclosed Sale

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