

## 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

102/1A YARRA STREET HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,900,000

&

\$2,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 7/12-14 AUBURN ROAD HAWTHORN VIC 3122   | \$2,190,000 | 20-May-23 |
| 6/4 SHAKESPEARE GROVE HAWTHORN VIC 3122 | \$2,070,000 | 17-Apr-23 |
|                                         |             |           |

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: 19 July 2023



**7/12-14 AUBURN ROAD  
HAWTHORN VIC 3122**

 3
  2
  2

Sold Price <sup>RS</sup> **\$2,190,000** Sold Date **20-May-23**

Distance **2.21km**



**6/4 SHAKESPEARE GROVE  
HAWTHORN VIC 3122**

 2
  2
  2

Sold Price **\$2,070,000** Sold Date **17-Apr-23**

Distance **0.21km**

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

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