

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

314/2 Golding Street Hawthorn VIC 3122

Indicative selling price

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

Single Price

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2019

to

30 Nov 2020

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

113/311 Burwood Road Hawthorn VIC 3122	\$448,000	17-Mar-20
309/2 Golding Street Hawthorn VIC 3122	\$420,000	04-Aug-20
407/2 Golding Street Hawthorn VIC 3122	\$460,000	27-May-20

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: 07 December 2020

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**113/311 Burwood Road Hawthorn
VIC 3122**

Sold Price

\$448,000

Sold Date

17-Mar-20

1 1 1

Distance

-

**309/2 Golding Street Hawthorn VIC
3122**

Sold Price

\$420,000

Sold Date

04-Aug-20

1 1 1

Distance

-

**407/2 Golding Street Hawthorn VIC
3122**

Sold Price

\$460,000

Sold Date

27-May-20

1 1 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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