

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

16/23 HAWTHORN GROVE 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

or range
between

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2022

to

28 Feb 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

8/72 COBDEN STREET KEW VIC 3101	\$390,000	22-Sep-22
7/19 GLADSTONE STREET KEW VIC 3101	\$381,000	09-Sep-22
208/1A LAUNDER STREET HAWTHORN VIC 3122	\$395,000	11-Oct-22

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.~~

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8/72 COBDEN STREET KEW VIC 3101

1 1 1

Sold Price **\$390,000** Sold Date **22-Sep-22**

Distance **1.57km**



7/19 GLADSTONE STREET KEW VIC 3101

1 1 1

Sold Price **\$381,000** Sold Date **09-Sep-22**

Distance **1.61km**



208/1A LAUNDER STREET HAWTHORN VIC 3122

1 1 1

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **11-Oct-22**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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