

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

307/2 TWEED 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

or range
between

\$475,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2024

to

31 Dec 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

4/155 POWER STREET HAWTHORN VIC 3122	\$538,000	21-Nov-24
501/121 POWER STREET HAWTHORN VIC 3122	\$580,000	20-Dec-24
18/22 WATTLE ROAD HAWTHORN VIC 3122	\$548,000	07-Dec-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: 24 January 2025



4/155 POWER STREET HAWTHORN Sold Price
VIC 3122

 2  1  1

\$538,000 Sold Date **21-Nov-24**

Distance **0.46km**

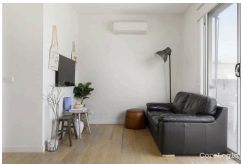


501/121 POWER STREET
HAWTHORN VIC 3122

 2  1  1

Sold Price ^{RS} **\$580,000** Sold Date **20-Dec-24**

Distance **0.22km**



18/22 WATTLE ROAD HAWTHORN Sold Price
VIC 3122

 2  1  1

Sold Price ^{RS} **\$548,000** ^{UN} Sold Date **07-Dec-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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