

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

1/492 BARKERS ROAD 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

\$6,800,000

&

\$7,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$644,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Oct 2023

to

30 Sep 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

9 HIGHAM ROAD HAWTHORN EAST VIC 3123	\$8,760,000	06-Mar-24
10 LYTTON STREET KEW VIC 3101	\$8,600,000	25-May-24
336 BARKERS ROAD HAWTHORN VIC 3122	\$11,111,111	27-Sep-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: 07 October 2024

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9 HIGHAM ROAD HAWTHORN EAST VIC 3123

 5  3  2

Sold Price **\$8,760,000** Sold Date **06-Mar-24**

Distance **0.34km**

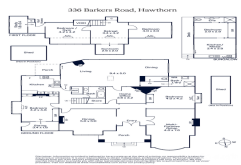


10 LYTTON STREET KEW VIC 3101

 5  4  4

Sold Price **\$8,600,000** Sold Date **25-May-24**

Distance **0.83km**



336 BARKERS ROAD HAWTHORN VIC 3122

 4  3  -

Sold Price ^{RS} **\$11,111,111** ^{UN} Sold Date **27-Sep-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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