

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 409/1-5 Queens Avenue, Hawthorn, VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$99,000

&

\$105,000

Median sale price

Median price

\$591,500

Property Type

Apartment

Suburb

Hawthorn (3122)

Period - From

01/02/2022

to

31/01/2023

Source

Core Logic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
510/2 EASTERN PLACE, HAWTHORN EAST VIC 3123	\$118,000	07/11/2022
226/367-369 BURWOOD ROAD, HAWTHORN VIC 3122	\$115,000	16/11/2022
305/1-5 QUEENS AVENUE, HAWTHORN VIC 3122	\$102,000	12/12/2023

This Statement of Information was prepared on: 16/02/2023