

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

9/8 HILL 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

\$398,000

&

\$437,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2022

to

31 Oct 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

5/6 OSBORNE COURT HAWTHORN VIC 3122	\$480,000	08-Aug-23
61/73 RIVER STREET RICHMOND VIC 3121	\$436,000	07-Jun-23
408/121 POWER STREET HAWTHORN VIC 3122	\$456,000	25-Aug-23

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: 27 November 2023



5/6 OSBORNE COURT HAWTHORN VIC 3122

Sold Price

\$480,000 Sold Date **08-Aug-23**

 1  1  1

Distance **0.45km**


61/73 RIVER STREET RICHMOND VIC 3121

Sold Price

\$436,000 Sold Date **07-Jun-23**

 1  1  1

Distance **0.52km**


408/121 POWER STREET HAWTHORN VIC 3122

Sold Price

\$456,000 Sold Date **25-Aug-23**

 1  1  1

Distance **0.7km**
RS = Recent sale

UN = Undisclosed Sale

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