

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 302/8 Queens Avenue, Hawthorn VIC 3122

Indicative selling price

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

Single price \$599,000 or range between &

Median sale price

Median price \$570,000 Property type Unit Suburb Hawthorn

Period - From 01/07/2023 to 30/06/2024 Source REIV

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
1 20/174 Power St HAWTHORN 3122	\$ 580,000	31/08/2024
2 502/36 Lynch St HAWTHORN 3122	\$ 585,000	23/07/2024
3 G03/31 Queens Av HAWTHORN 3122	\$ 590,000	12/07/2024

This Statement of Information was prepared on: 09/09/2024