

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

105/2 EASTERN PLACE 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

\$110,000

&

\$120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2023

to

30 Jun 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

511/2 EASTERN PLACE HAWTHORN EAST VIC 3123	\$104,000	12-Apr-24
405/28 QUEENS AVENUE HAWTHORN VIC 3122	\$110,000	26-Apr-24
402/2 EASTERN PLACE HAWTHORN EAST VIC 3123	\$110,000	26-Apr-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: 20 July 2024

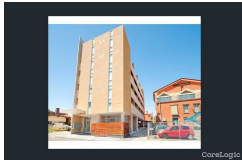


**511/2 EASTERN PLACE
HAWTHORN EAST VIC 3123**

1 1 -

Sold Price **\$104,000** Sold Date **12-Apr-24**

Distance **0km**



**405/28 QUEENS AVENUE
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$110,000** Sold Date **26-Apr-24**

Distance **0.13km**



**402/2 EASTERN PLACE
HAWTHORN EAST VIC 3123**

1 1 -

Sold Price Sold Date **26-Apr-24**

Distance **0.01km**

RS = Recent sale **UN** = Undisclosed Sale

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