

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

309/2 Golding Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$677,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2020 to 30/06/2020 Source REIV

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 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	407/2 Golding St HAWTHORN 3122	\$460,000	27/05/2020
2	113/311 Burwood Rd HAWTHORN 3122	\$448,000	17/03/2020
3	125/2 Golding St HAWTHORN 3122	\$380,000	24/03/2020

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 six months.~~

This Statement of Information was prepared on:

24/07/2020 12:11



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

June quarter 2020: \$677,000

Comparable Properties



407/2 Golding St HAWTHORN 3122 (REI/VG)



Price: \$460,000
Method: Private Sale
Date: 27/05/2020
Rooms: 3
Property Type: Apartment

Agent Comments

Similar Layout; however, this property is located on the 4th Floor.



113/311 Burwood Rd HAWTHORN 3122 (REI/VG)



Price: \$448,000
Method: Private Sale
Date: 17/03/2020
Property Type: Apartment

Agent Comments

Similar Layout; however, this property is located on the 1st floor of the Burwood Road Address to this building. Atria apartments are known as 2 Golding Street, Hawthorn & 311 Burwood Road, Hawthorn.

125/2 Golding St HAWTHORN 3122 (VG)



Price: \$380,000
Method: Sale
Date: 24/03/2020
Property Type: Strata Unit/Flat

Agent Comments

Located on the 1st floor - 1st floor apartments do not generally perform as well as apartments located on higher levels.