

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

503/1-5 QUEENS AVENUE 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

\$130,000

&

\$143,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2024

to

31 Dec 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

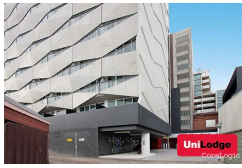
Date of sale

604/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$135,000	24-Oct-24
1010/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$142,500	19-Dec-24
65/29 LYNCH STREET HAWTHORN VIC 3122	\$145,000	08-Nov-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: 29 January 2025



**604/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$135,000** Sold Date **24-Oct-24**

Distance **0.59km**



**1010/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1  1  -

Sold Price ^{RS} **\$142,500** Sold Date **19-Dec-24**

Distance **0.59km**



**65/29 LYNCH STREET HAWTHORN
VIC 3122**

 1  1  -

Sold Price **\$145,000** Sold Date **08-Nov-24**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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