

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

11/25 ISABELLA GROVE 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2023

to

31 Aug 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

7/12 PINE STREET HAWTHORN VIC 3122	\$595,000	14-Sep-24
7/177 POWER STREET HAWTHORN VIC 3122	\$595,000	10-Sep-24
3/14-16 GROVE ROAD HAWTHORN VIC 3122	\$550,000	22-Aug-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.~~

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7/12 PINE STREET HAWTHORN VIC 3122 Sold Price ^{RS} **\$595,000** Sold Date **14-Sep-24**

2 1 -

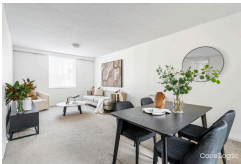
Distance **0.81km**



7/177 POWER STREET HAWTHORN VIC 3122 Sold Price Sold Date **10-Sep-24**

2 1 -

Distance **0.84km**



3/14-16 GROVE ROAD HAWTHORN VIC 3122 Sold Price ^{RS} **\$550,000** Sold Date **22-Aug-24**

2 1 -

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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