

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

7/50 Morang Road 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

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2019

to

30 Sep 2020

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

9/47 Evansdale Road Hawthorn VIC 3122	\$665,000	19-Oct-20
6/45 Church Street Hawthorn VIC 3122	\$650,000	17-Sep-20
14/7-9 Denmark Street Kew VIC 3101	\$645,000	01-Jul-20

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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9/47 Evansdale Road Hawthorn VIC 3122

Sold Price

^{RS} **\$665,000**

Sold Date

19-Oct-20

2

1

1

Distance

0.03km



6/45 Church Street Hawthorn VIC 3122

Sold Price

^{RS} **\$650,000** ^{UN}

Sold Date

17-Sep-20

2

2

2

Distance

1.01km



14/7-9 Denmark Street Kew VIC 3101

Sold Price

\$645,000

Sold Date

01-Jul-20

2

1

1

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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