

## 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

3/4 HILL STREET HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$699,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2023

to

30 Nov 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

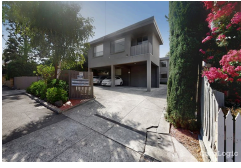
4/11 HILL STREET HAWTHORN VIC 3122	\$640,000	01-Nov-24
2/24 MUIR STREET HAWTHORN VIC 3122	\$760,000	01-Jul-24
1/11 HILL STREET HAWTHORN VIC 3122	\$575,000	16-Oct-24

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: 03 December 2024

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**4/11 HILL STREET HAWTHORN VIC 3122** Sold Price **\$640,000** Sold Date **01-Nov-24**

2 1 1

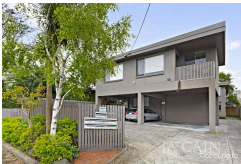
Distance **0.06km**



**2/24 MUIR STREET HAWTHORN VIC 3122** Sold Price **\$760,000** Sold Date **01-Jul-24**

2 1 2

Distance **0.4km**



**1/11 HILL STREET HAWTHORN VIC 3122** Sold Price **\$575,000** Sold Date **16-Oct-24**

2 1 1

Distance **0.06km**

RS = Recent sale      UN = Undisclosed Sale

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