

## 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

317/2 EASTERN PLACE HAWTHORN EAST VIC 3123

### 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

or range  
between

\$100,000

&

\$110,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,333

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 513/2 EASTERN PLACE HAWTHORN EAST VIC 3123 | \$105,000 | 24-Oct-22 |
| 305/1-5 QUEENS AVENUE HAWTHORN VIC 3122    | \$102,000 | 12-Dec-22 |
| 304/1-5 QUEENS AVENUE HAWTHORN VIC 3122    | \$100,000 | 12-Sep-22 |

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: 01 February 2023


**513/2 EASTERN PLACE  
HAWTHORN EAST VIC 3123**

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  1 
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Sold Price <sup>RS</sup> **\$105,000** <sup>UN</sup> Sold Date **24-Oct-22**

Distance **0km**


**305/1-5 QUEENS AVENUE  
HAWTHORN VIC 3122**

 1 
  1 
  -

Sold Price <sup>RS</sup> **\$102,000** Sold Date **12-Dec-22**

Distance **0.25km**


**304/1-5 QUEENS AVENUE  
HAWTHORN VIC 3122**

 1 
  1 
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Sold Price **\$100,000** Sold Date **12-Sep-22**

Distance **0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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