

## 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

21 MASON 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

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,680,000

Property type

House

Suburb

Hawthorn

Period-from

01 Aug 2021

to

31 Jul 2022

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

24 FOLEY STREET KEW VIC 3101	\$1,710,000	22-Mar-22
57 HUNTER STREET RICHMOND VIC 3121	\$1,570,000	14-May-22
8 CRIMEA STREET BURNLEY VIC 3121	\$1,565,000	26-Feb-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.

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### 24 FOLEY STREET KEW VIC 3101

Sold Price

**\$1,710,000**

Sold Date

**22-Mar-22**

2 1 1

Distance

**0.99km**



### 57 HUNTER STREET RICHMOND VIC 3121

Sold Price

**\$1,570,000**

Sold Date

**14-May-22**

2 1 1

Distance

**1.21km**



### 8 CRIMEA STREET BURNLEY VIC 3121

Sold Price

**\$1,565,000**

Sold Date

**26-Feb-22**

2 1 -

Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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