

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

12/8 HEPBURN STREET 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,530,000

Property type

House

Suburb

Hawthorn

Period-from

01 May 2024

to

30 Apr 2025

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

4/454 BURWOOD ROAD HAWTHORN VIC 3122	\$357,000	13-Dec-24
8/181 RIVERSDALE ROAD HAWTHORN VIC 3122	\$360,000	14-Mar-25
2/40 LIDDIARD STREET HAWTHORN VIC 3122	\$387,000	22-Mar-25

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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**4/454 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$357,000** Sold Date **13-Dec-24**

Distance **0.22km**



**8/181 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$360,000** Sold Date **14-Mar-25**

Distance **0.53km**



**2/40 LIDDIARD STREET
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$387,000** Sold Date **22-Mar-25**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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