

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

203/6 LISSON GROVE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2022

to

30 Jun 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

305/121 POWER STREET HAWTHORN VIC 3122	\$485,000	30-Jun-23
9/65-69 RIVERSDALE ROAD HAWTHORN VIC 3122	\$488,000	27-May-23
7/67 DENHAM STREET HAWTHORN VIC 3122	\$480,000	15-Apr-23

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: 25 July 2023



305/121 POWER STREET HAWTHORN VIC 3122

1 1 1

Sold Price

^{RS}

\$485,000

Sold Date

30-Jun-23

Distance

0.57km



9/65-69 RIVERSDALE ROAD HAWTHORN VIC 3122

1 1 1

Sold Price

\$488,000

Sold Date

27-May-23

Distance

0.45km



7/67 DENHAM STREET HAWTHORN VIC 3122

1 1 1

Sold Price

^{RS}

\$480,000

Sold Date

15-Apr-23

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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