

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

328/2 GOLDING 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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2022

to

28 Feb 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

519/2 GOLDING STREET HAWTHORN VIC 3122	\$360,000	17-Nov-22
606/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$365,500	18-Feb-23
47/523 BURWOOD ROAD HAWTHORN VIC 3122	\$380,000	03-Feb-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: 30 March 2023



519/2 GOLDING STREET HAWTHORN VIC 3122

1 1 1

Sold Price **\$360,000** Sold Date **17-Nov-22**

Distance **0km**



606/377-383 BURWOOD ROAD HAWTHORN VIC 3122

1 1 1

Sold Price **\$365,500** Sold Date **18-Feb-23**

Distance **0.33km**



47/523 BURWOOD ROAD HAWTHORN VIC 3122

1 1 1

Sold Price **\$380,000** Sold Date **03-Feb-23**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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