

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

501/1-5 QUEENS AVENUE 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

\$175,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2023

to

31 Dec 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

304/1-5 QUEENS AVENUE HAWTHORN VIC 3122	\$155,000	06-Nov-23
44/29 LYNCH STREET HAWTHORN VIC 3122	\$173,500	27-Oct-23
51/29 LYNCH STREET HAWTHORN VIC 3122	\$190,000	13-Dec-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: 10 January 2024



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

Sold Price ^{RS} **\$155,000** ^{UN} Sold Date **06-Nov-23**

1 1 -

Distance **0km**



**44/29 LYNCH STREET HAWTHORN
VIC 3122**

Sold Price **\$173,500** Sold Date **27-Oct-23**

1 1 -

Distance **0.73km**



**51/29 LYNCH STREET HAWTHORN
VIC 3122**

Sold Price ^{RS} **\$190,000** ^{UN} Sold Date **13-Dec-23**

1 1 1

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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