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<br>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.~~

This Statement of Information was prepared on: 10 May 2025

Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au

**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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