

## 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

207/1-5 QUEENS AVENUE HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$115,000

&

\$126,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2022

to

31 Jan 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

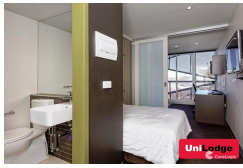
Date of sale

509/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$120,000	24-Nov-22
110/383 BURWOOD ROAD HAWTHORN VIC 3122	\$125,000	22-Sep-22
510/2 EASTERN PLACE HAWTHORN EAST VIC 3123	\$118,000	07-Nov-22

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: 02 February 2023

**509/1 GLENFERRIE PLACE  
HAWTHORN VIC 3122**

RS 1    UN 1    -

Sold Price    **\$120,000**    Sold Date    **24-Nov-22**Distance    **0.59km****110/383 BURWOOD ROAD  
HAWTHORN VIC 3122**

RS 1    UN 1    -

Sold Price    **\$125,000**    Sold Date    **22-Sep-22**Distance    **0.54km****510/2 EASTERN PLACE  
HAWTHORN EAST VIC 3123**

RS 1    UN 1    1

Sold Price    **\$118,000**    Sold Date    **07-Nov-22**Distance    **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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