

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

113/2 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2020

to

30 Jun 2021

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

401/311 Burwood Road Hawthorn VIC 3122	\$420,000	05-Mar-21
520/311 Burwood Road Hawthorn VIC 3122	\$430,000	20-Jan-21

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: 06 July 2021



**401/311 Burwood Road Hawthorn
VIC 3122**

Sold Price **\$420,000** Sold Date **05-Mar-21**

1 1 1

Distance -



**520/311 Burwood Road Hawthorn
VIC 3122**

Sold Price **\$430,000** Sold Date **20-Jan-21**

1 1 1

Distance -

RS = Recent sale UN = Undisclosed Sale

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