

## 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

322/2 Golding Street 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2020

to

31 Dec 2020

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

|  |           |           |
|--|-----------|-----------|
| 401/163 Burwood Road Hawthorn VIC 3122   | \$560,000 | 17-Nov-20 |
| 3/46 Bell Street Hawthorn VIC 3122       | \$552,000 | 19-Dec-20 |
| G05/17 Riversdale Road Hawthorn VIC 3122 | \$532,000 | 28-Nov-20 |

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: 20 January 2021



**401/163 Burwood Road Hawthorn VIC 3122**

 2  1  1

Sold Price **\$560,000** Sold Date **17-Nov-20**

Distance **0.42km**



**3/46 Bell Street Hawthorn VIC 3122**

 2  1  1

Sold Price <sup>RS</sup> **\$552,000** Sold Date **19-Dec-20**

Distance **0.68km**



**G05/17 Riversdale Road Hawthorn VIC 3122**

 2  1  1

Sold Price <sup>RS</sup> **\$532,000** Sold Date **28-Nov-20**

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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