

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

2/124A BARKERS ROAD 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2022

to

31 Jul 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

1/124A BARKERS ROAD HAWTHORN VIC 3122	\$375,000	25-Jun-22
3/124A BARKERS ROAD HAWTHORN VIC 3122	\$380,000	29-Apr-22
4/124A BARKERS ROAD HAWTHORN VIC 3122	\$379,000	16-Jun-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: 30 August 2023



**1/124A BARKERS ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$375,000** Sold Date **25-Jun-22**

Distance **0km**



**3/124A BARKERS ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$380,000** Sold Date **29-Apr-22**

Distance **0km**



**4/124A BARKERS ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$379,000** Sold Date **16-Jun-23**

Distance **0km**



**8/124A BARKERS ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$375,000** Sold Date **25-Jun-22**

Distance **0km**



**16/23 HAWTHORN GROVE
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$382,000** Sold Date **23-Mar-23**

Distance **0.4km**



**3/17 MUIR STREET HAWTHORN
VIC 3122**

 1  1  1

Sold Price **\$385,000** Sold Date **22-Oct-22**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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