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	32/70A CHURCH STREET, HAWTHORN, VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $580,000 & $600,000

Median sale price

Median price $597,000 Property type Unit Suburb HAWTHORN

Period - From 01 January 2020 to 31 December 2020 Source Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
7/35 HILL ST, HAWTHORN, VIC 3122	$615,000	23/06/2021
10/23 GRATTAN ST, HAWTHORN, VIC 3122	$609,999	21/05/2021
2/23 GRATTAN ST, HAWTHORN, VIC 3122	$600,000	18/05/2021

This Statement of Information was prepared on: 17/07/2021