

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

218/311 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$400,000

&

\$435,000

Median sale price

Median price

\$587,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2020

to

31/03/2020

Source

REIV

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 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
1	44/523 Burwood Rd HAWTHORN 3122	\$435,000	27/06/2020
2	14/19 Park St HAWTHORN 3122	\$420,000	22/04/2020
3	307/151-155 Burwood Rd HAWTHORN 3122	\$400,000	26/06/2020

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 six months.~~

This Statement of Information was prepared on:

07/07/2020 08:17



Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$435,000
Median Unit Price
March quarter 2020: \$587,500

Comparable Properties

44/523 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$435,000
Method: Auction Sale
Date: 27/06/2020
Property Type: Apartment



14/19 Park St HAWTHORN 3122 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 22/04/2020
Property Type: Apartment



307/151-155 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 26/06/2020
Property Type: Apartment