

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

1101/377-383 BURWOOD 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,999

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2021

to

30 Sep 2022

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

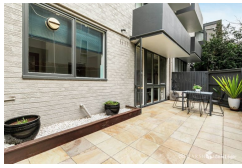
Date of sale

4/187 AUBURN ROAD HAWTHORN VIC 3122	\$645,000	13-Aug-22
8/494A GLENFERRIE ROAD HAWTHORN VIC 3122	\$670,000	03-Sep-22

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: 21 October 2022



**4/187 AUBURN ROAD HAWTHORN
VIC 3122**

Sold Price

\$645,000

Sold Date

13-Aug-22

2

1

1

Distance

0.83km



**8/494A GLENFERRIE ROAD
HAWTHORN VIC 3122**

Sold Price

^{RS} **\$670,000**

Sold Date

03-Sep-22

2

1

1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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