

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

Brand new completed 140sqm 3 bedroom, 2 bathroom, 2 car HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2023

to

30 Apr 2024

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

301/708 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$1,379,000	11-Apr-23
309/35 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$1,395,000	20-Mar-23
204/469 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$1,250,000	31-Dec-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: 28 May 2024

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**301/708 BURWOOD ROAD
HAWTHORN EAST VIC 3123**

3 2 2

Sold Price **\$1,379,000** Sold Date **11-Apr-23**

Distance **0km**



**309/35 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

3 2 2

Sold Price **\$1,395,000** Sold Date **20-Mar-23**

Distance **0km**



**204/469 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**

3 2 2

Sold Price **\$1,250,000** Sold Date **31-Dec-22**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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