

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

1/745-755 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$589,500 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2022 to 31/03/2023 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	3/1219 Burke Rd KEW 3101	\$1,105,800	29/06/2023
2	5/78 Auburn Rd HAWTHORN 3122	\$1,050,000	20/05/2023
3	1/13 Roseberry St HAWTHORN EAST 3123	\$1,050,000	01/04/2023

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:

06/07/2023 12:53

Davide Letteri
03 8564 2515
0414 018 707

davide.letteri@marshallwhite.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending March 2023: \$589,500



 3  2  2

Property Type: House (Res)

Land Size: 176 sqm approx

Agent Comments

Comparable Properties



3/1219 Burke Rd KEW 3101 (REI)

Agent Comments

 3  1  2

Price: \$1,105,800

Method: Sold Before Auction

Date: 29/06/2023

Property Type: Unit



5/78 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  2

Price: \$1,050,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)



1/13 Roseberry St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,050,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999