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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$589,500	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ad	dress 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



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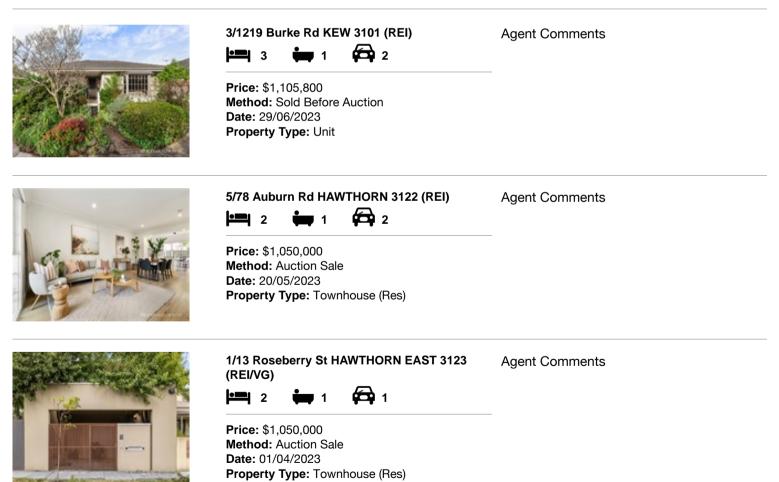




Property Type: House (Res) **Land Size:** 176 sqm approx Agent Comments Davide Letteri 03 8564 2515 0414 018 707 davide.letteri@marshallwhite.com.au

> Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price Year ending March 2023: \$589,500

Comparable Properties



Account - Marshall White | P: 03 9822 9999



propertydata

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