

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

10/523 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

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2023

to

31 Mar 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

7/454 BURWOOD ROAD HAWTHORN VIC 3122	\$421,750	20-Jan-24
107/8 LUTON LANE HAWTHORN VIC 3122	\$427,000	15-Jan-24
115/17 LYNCH STREET HAWTHORN VIC 3122	\$410,000	16-Jan-24

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: 04 April 2024



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**7/454 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$421,750** Sold Date **20-Jan-24**

Distance **0.12km**



**107/8 LUTON LANE HAWTHORN
VIC 3122**

1 1 1

Sold Price **\$427,000** Sold Date **15-Jan-24**

Distance **0.61km**



**115/17 LYNCH STREET HAWTHORN
VIC 3122**

1 1 1

Sold Price **\$410,000** Sold Date **16-Jan-24**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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