

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

11/710 BURWOOD ROAD 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

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,710,000

Property type

House

Suburb

Hawthorn East

Period-from

01 Mar 2023

to

29 Feb 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

418/1 DRILL STREET HAWTHORN VIC 3122	\$1,132,000	01-Nov-23
515/1 DRILL STREET HAWTHORN VIC 3122	\$1,132,000	01-Nov-23
4/710 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$1,360,000	04-Dec-23

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: 27 March 2024

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**418/1 DRILL STREET HAWTHORN
VIC 3122**

3 - -

Sold Price

\$1,132,000

Sold Date

01-Nov-23

Distance

1.82km



**515/1 DRILL STREET HAWTHORN
VIC 3122**

3 - -

Sold Price

\$1,132,000

Sold Date

01-Nov-23

Distance

1.82km



**4/710 BURWOOD ROAD
HAWTHORN EAST VIC 3123**

4 2 -

Sold Price

\$1,360,000

Sold Date

04-Dec-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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