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

1103/377 Burwood Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$630,000		&		\$670,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2024	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	114/828 Burke Rd CAMBERWELL 3124	\$671,000	28/03/2024
2	109/55 Camberwell Rd HAWTHORN EAST 3123	\$657,000	04/06/2024
3	503/17 Lynch St HAWTHORN 3122	\$630,000	19/04/2024

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:

05/07/2024 09:31



1103/377 Burwood Road, Hawthorn Vic 3122

THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au





Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$630,000 - \$670,000 Median Unit Price March quarter 2024: \$590,000

Comparable Properties



114/828 Burke Rd CAMBERWELL 3124 (REI/VG)



Price: \$671,000 Method: Private Sale Date: 28/03/2024 Property Type: Apartment Agent Comments



109/55 Camberwell Rd HAWTHORN EAST 3123 (REI) Agent Comments

Agent Comments



Price: \$657,000 Method: Private Sale Date: 04/06/2024 Property Type: Apartment



503/17 Lynch St HAWTHORN 3122 (REI/VG)



Price: \$630,000 Method: Private Sale Date: 19/04/2024 Property Type: Apartment Land Size: 2370 sqm approx

Account - The Agency Victoria | P: 03 8578 0388



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