

# Statement of Information

## Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode

203/729-731 Burwood Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
203/729-731 Burwood Road, Hawthorn East 3123		Or range between	\$600,000		\$660,000
303/729-731 Burwood Road, Hawthorn East 3123		Or range between	\$600,000		\$660,000
		Or range between			
		Or range between			
		Or range between			

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$592,500

Suburb Hawthorn East

Period - From 01/07/2023

to 30/09/2023

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
203/729-731 Burwood Road, Hawthorn East 3123	4/50 Leura Gr HAWTHORN EAST 3123	\$680,000	10/10/2023
	38/65 Riversdale Rd HAWTHORN 3122	\$706,000	07/10/2023
	4/32 Manningtree Rd HAWTHORN 3122	\$657,500	27/09/2023

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
303/729-731 Burwood Road, Hawthorn East 3123			

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**Unit type or class**

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	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**Unit type or class**

e.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

13/11/2023 18:35
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