

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

203/729 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2023

to

31 May 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

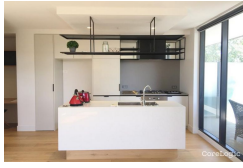
Date of sale

115/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$595,000	29-Feb-24
705/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$580,000	19-Jan-24
103/625 GLENFERRIE ROAD HAWTHORN VIC 3122	\$616,000	24-May-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: 24 June 2024



**115/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$595,000** Sold Date **29-Feb-24**

Distance **0.2km**



**705/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$580,000** Sold Date **19-Jan-24**

Distance **0.21km**



**103/625 GLENFERRIE ROAD
HAWTHORN VIC 3122**

2 2 1

Sold Price ^{RS} **\$616,000** Sold Date **24-May-24**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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