

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

206/609 Burwood Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$680,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Hawthorn

Period - From 29/01/2023 to 28/01/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	16/40 Harold St HAWTHORN EAST 3123	\$715,000	06/01/2024
2	G18/828 Burke Rd CAMBERWELL 3124	\$670,000	11/12/2023
3	17/102-118 Camberwell Rd HAWTHORN EAST 3123	\$655,000	16/12/2023

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:

29/01/2024 16:05

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2 2 1

Rooms: 5
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median Unit Price
29/01/2023 - 28/01/2024: \$585,000

Comparable Properties



16/40 Harold St HAWTHORN EAST 3123 (REI) **Agent Comments**

2 2 1

Price: \$715,000
Method: Private Sale
Date: 06/01/2024
Property Type: Apartment



G18/828 Burke Rd CAMBERWELL 3124 (REI) **Agent Comments**

2 2 1

Price: \$670,000
Method: Private Sale
Date: 11/12/2023
Property Type: Apartment



17/102-118 Camberwell Rd HAWTHORN EAST 3123 (REI) **Agent Comments**

2 2 1

Price: \$655,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388