

## 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

3/831 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)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/47 OXLEY ROAD HAWTHORN VIC 3122	\$1,239,000	27-May-23
19/2 HENRIETTA STREET HAWTHORN VIC 3122	\$1,275,000	22-Mar-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: 11 August 2023



**1/47 OXLEY ROAD HAWTHORN  
VIC 3122**

 2  1  1

Sold Price <sup>RS</sup> **\$1,239,000** Sold Date **27-May-23**

Distance **1.28km**



**19/2 HENRIETTA STREET  
HAWTHORN VIC 3122**

 2  2  2

Sold Price **\$1,275,000** Sold Date **22-Mar-23**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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