

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 302/849 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$592,500 Property Type Unit 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 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	4/330 Riversdale Rd HAWTHORN EAST 3123	\$370,000	15/07/2023
2	5/39 Park St HAWTHORN 3122	\$350,000	04/10/2023
3	601/30-32 Lilydale Gr HAWTHORN EAST 3123	\$350,000	03/10/2023

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: 24/10/2023 16:59

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Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

September quarter 2023: \$592,500



Property Type: Apartment

Agent Comments

Comparable Properties



4/330 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 15/07/2023

Property Type: Apartment



5/39 Park St HAWTHORN 3122 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 04/10/2023

Property Type: Apartment



601/30-32 Lilydale Gr HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment

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