

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

402/311 BURWOOD ROAD HAWTHORN VIC 3122

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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2024

to

30 Apr 2025

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

222/311 BURWOOD ROAD HAWTHORN VIC 3122	\$385,000	17-Dec-24
3/165 POWER STREET HAWTHORN VIC 3122	\$395,000	09-Apr-25
9/219-227 AUBURN ROAD HAWTHORN VIC 3122	\$365,000	29-May-25

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: 30 May 2025



222/311 BURWOOD ROAD HAWTHORN VIC 3122

1 1 1

Sold Price **\$385,000** Sold Date **17-Dec-24**

Distance **0km**

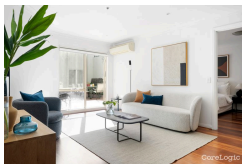


3/165 POWER STREET HAWTHORN VIC 3122

1 1 -

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **09-Apr-25**

Distance **0.7km**



9/219-227 AUBURN ROAD HAWTHORN VIC 3122

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Sold Price ^{RS} **\$365,000** Sold Date **29-May-25**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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