

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

5/712 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2023

to

30 Apr 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

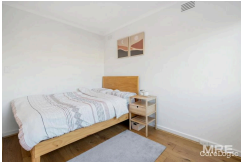
Date of sale

5/203 AUBURN ROAD HAWTHORN VIC 3122	\$429,000	01-Dec-23
7/2 TWEED STREET HAWTHORN VIC 3122	\$425,000	20-Jan-24
4/42 PARK STREET HAWTHORN VIC 3122	\$440,000	15-Dec-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.~~

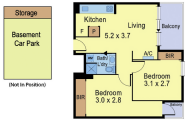
This Statement of Information was prepared on: 17 May 2024



5/203 AUBURN ROAD HAWTHORN VIC 3122 Sold Price **\$429,000** Sold Date **01-Dec-23**

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Distance **0.63km**



7/2 TWEED STREET HAWTHORN VIC 3122 Sold Price ^{RS} **\$425,000** Sold Date **20-Jan-24**

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Distance **1.93km**



4/42 PARK STREET HAWTHORN VIC 3122 Sold Price **\$440,000** Sold Date **15-Dec-23**

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Distance **1.21km**

RS = Recent sale UN = Undisclosed Sale

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