

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 505/200 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$779,000

Median sale price

Median price \$602,000

Property Type Unit

Suburb Hawthorn

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	301/1 Kennedy Av RICHMOND 3121	\$780,000	20/10/2023
2	705/10 Lilydale Gr HAWTHORN EAST 3123	\$760,000	13/10/2023
3	202/307 Barkers Rd KEW 3101	\$750,000	05/07/2023

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:

08/12/2023 13:30



Property Type:
Agent Comments

Indicative Selling Price
\$779,000

Median Unit Price
September quarter 2023: \$602,000

Comparable Properties



301/1 Kennedy Av RICHMOND 3121 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 20/10/2023
Property Type: Apartment



705/10 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 13/10/2023
Property Type: Apartment



202/307 Barkers Rd KEW 3101 (REI)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 05/07/2023
Property Type: Unit

Account - VICPROP



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