

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 7/765 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$638,000 Property Type Unit Suburb Hawthorn East

Period - From 06/02/2023 to 05/02/2024 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	101/382 Burwood Rd HAWTHORN 3122	\$871,000	12/12/2023
2	101/59 Canterbury Rd CANTERBURY 3126	\$827,500	28/12/2023
3	601/36 Lilydale Gr HAWTHORN EAST 3123	\$815,000	21/11/2023

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: 06/02/2024 10:27



Rooms: 5
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$820,000 - \$880,000
Median Unit Price
06/02/2023 - 05/02/2024: \$638,000

Comparable Properties



101/382 Burwood Rd HAWTHORN 3122 (REI) **Agent Comments**



Price: \$871,000
Method: Private Sale
Date: 12/12/2023
Property Type: Apartment



101/59 Canterbury Rd CANTERBURY 3126 (REI/VG) **Agent Comments**



Price: \$827,500
Method: Private Sale
Date: 28/12/2023
Property Type: Apartment



601/36 Lilydale Gr HAWTHORN EAST 3123 (REI/VG) **Agent Comments**



Price: \$815,000
Method: Private Sale
Date: 21/11/2023
Property Type: Unit