

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 8/827a Burwood Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$639,000 Property Type Unit Suburb Hawthorn East

Period - From 09/02/2023 to 08/02/2024 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	3/1 Bellett St CAMBERWELL 3124	\$700,000	09/09/2023
2	6/68 Brinsley Rd CAMBERWELL 3124	\$667,017	01/02/2024
3	7/570 Glenferrie Rd HAWTHORN 3122	\$660,000	17/11/2023

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: 09/02/2024 09:58



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

09/02/2023 - 08/02/2024: \$639,000

Comparable Properties



3/1 Bellett St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$700,000

Method: Sold Before Auction

Date: 09/09/2023

Property Type: Unit



6/68 Brinsley Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$667,017

Method: Sold Before Auction

Date: 01/02/2024

Property Type: Apartment



7/570 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 17/11/2023

Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017