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	210/151 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	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	Hawthorn
Period-from	01 Apr 2022	to	31 Mar 2023	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
108/2 TWEED STREET HAWTHORN VIC 3122	$520,000	02-Feb-23
503/2 TWEED STREET HAWTHORN VIC 3122	$560,000	03-Feb-23
15/1 POWER AVENUE HAWTHORN VIC 3122	$575,000	08-Feb-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: 18 April 2023

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108/2 TWEED STREET HAWTHORN VIC 3122

2 1 1

Sold Price **$520,000** Sold Date **02-Feb-23**

Distance **0.1km**



503/2 TWEED STREET HAWTHORN VIC 3122

2 2 1

Sold Price **$560,000** Sold Date **03-Feb-23**

Distance **0.1km**



15/1 POWER AVENUE HAWTHORN VIC 3122

2 1 1

Sold Price **$575,000** Sold Date **08-Feb-23**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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