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	202/151 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	$510,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$579,000	Property type	Unit	Suburb	Hawthorn
Period-from	01 Jun 2022	to	31 May 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.

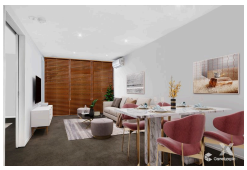
Address of comparable property	Price	Date of sale
210/151 BURWOOD ROAD HAWTHORN VIC 3122	$510,000	16-May-23
310/151 BURWOOD ROAD HAWTHORN VIC 3122	-	06-Jan-23
108/2 TWEED STREET HAWTHORN VIC 3122	$520,000	02-Feb-23

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: 27 June 2023

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210/151 BURWOOD ROAD HAWTHORN VIC 3122

2 1 1

Sold Price RS **$510,000** UN Sold Date **16-May-23**

Distance **0km**



310/151 BURWOOD ROAD HAWTHORN VIC 3122

2 1 1

Sold Price **-** Sold Date **06-Jan-23**

Distance **0km**



108/2 TWEED STREET HAWTHORN VIC 3122

2 1 1

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

Distance **0.1km**

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

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