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	308/151 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	$360,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$591,500	Property type	Unit	Suburb	Hawthorn
Period-from	01 Mar 2022	to	28 Feb 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
221/311 BURWOOD ROAD HAWTHORN VIC 3122	$370,000	06-Sep-22
519/2 GOLDING STREET HAWTHORN VIC 3122	$360,000	17-Nov-22
207/17 RIVERSDALE ROAD HAWTHORN VIC 3122	$360,000	22-Nov-22

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: 03 March 2023

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221/311 BURWOOD ROAD HAWTHORN VIC 3122

1 1 1

Sold Price **$370,000** Sold Date **06-Sep-22**

Distance **0.45km**



519/2 GOLDING STREET HAWTHORN VIC 3122

1 1 1

Sold Price **$360,000** Sold Date **17-Nov-22**

Distance **0.45km**



207/17 RIVERSDALE ROAD HAWTHORN VIC 3122

1 1 1

Sold Price Sold Date **22-Nov-22**

Distance **0.68km**

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

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