

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

102/609 Burwood Road, Hawthorn

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$695,000

Median sale price

Median price \$543,000

Property type Apartment

Suburb Hawthorn

Period - From 1/10/2023

to

31/12/2023

Source REIV

Comparable property sales

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. 404/7 Montrose Street, Hawthorn East	\$ 648,000	14/09/2023
2. 802/32 Lilydale Grove, Hawthorn East	\$ 735,000	29/11/2023
3. 407/96 Camberwell Road, Hawthorn East	\$ 725,000	2/02/2024

This Statement of Information was prepared on: 14/03/2024

Comparable properties



\$ 648,000

404/7 Montrose Street, Hawthorn East, Victoria

DATE: 14/09/2023

PROPERTY TYPE: APARTMENT

 2
  2
 1
 sqm



\$ 735,000

802/32 Lilydale Grove, Hawthorn East, Victoria

DATE: 29/11/2023

PROPERTY TYPE: APARTMENT

 2
  2
 1
 sqm



\$ 725,000

407/96 Camberwell Road, Hawthorn East, Victoria

DATE: 2/02/2024

PROPERTY TYPE: APARTMENT

 2
  2
 1
 sqm x

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