Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/151 Burwood Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$370,000		&		\$405,000			
Median sale p	rice							
Median price	\$540,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/486 Glenferrie Rd HAWTHORN 3122	\$405,000	03/11/2021
2	108/151 Burwood Rd HAWTHORN 3122	\$383,000	25/06/2021
3	71/29 Lynch St HAWTHORN 3122	\$372,000	27/08/2021

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:

09/11/2021 12:44









Property Type: House (Previously Occupied - Detached) Agent Comments

Indicative Selling Price \$370,000 - \$405,000 **Median Unit Price** September quarter 2021: \$540,000

Comparable Properties



5/486 Glenferrie Rd HAWTHORN 3122 (REI)



Price: \$405,000 Method: Private Sale Date: 03/11/2021 Property Type: Apartment

Agent Comments

Agent Comments



(REI/VG)

108/151 Burwood Rd HAWTHORN 3122

Price: \$383,000 Method: Private Sale Date: 25/06/2021 Property Type: Apartment



71/29 Lynch St HAWTHORN 3122 (REI/VG)



Agent Comments

Price: \$372.000 Method: Private Sale Date: 27/08/2021 Property Type: Apartment

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



propertydata

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