

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

2/847 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$768,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/01/2019

to

31/12/2019

Source

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.

	Address of comparable property	Price	Date of sale
1	13/6 Balwyn Rd CANTERBURY 3126	\$770,000	20/12/2019
2	8/576 Riversdale Rd CAMBERWELL 3124	\$760,000	21/09/2019
3	2/81 Pleasant Rd HAWTHORN EAST 3123	\$747,500	30/09/2019

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:

25/02/2020 14:28

2/847 Burwood Road, Hawthorn East Vic 3123

Noel Jones

Greg Bowring

03 9809 2000

0400 641 580

greg.bowring@noeljones.com.au

Indicative Selling Price

\$768,000

Median Unit Price

Year ending December 2019: \$615,000



 2  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



13/6 Balwyn Rd CANTERBURY 3126 (REI)

Agent Comments

 2  1  1

Price: \$770,000

Method: Private Sale

Date: 20/12/2019

Property Type: Apartment



8/576 Riversdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

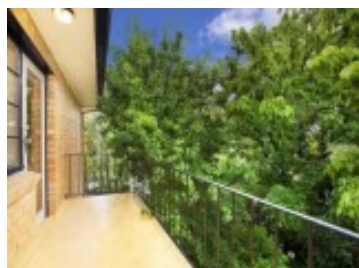
 2  1  1

Price: \$760,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Apartment



2/81 Pleasant Rd HAWTHORN EAST 3123 (VG) Agent Comments

 2  -  -

Price: \$747,500

Method: Sale

Date: 30/09/2019

Property Type: Strata Unit/Flat

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.