

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

504/311 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2023

to

31 Dec 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

425/311 BURWOOD ROAD HAWTHORN VIC 3122	\$348,000	05-Jan-24
101/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$379,000	17-Oct-23
309/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$345,000	02-Nov-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: 31 January 2024



**425/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price

^{RS}

\$348,000

Sold Date

05-Jan-24

Distance

0.03km



**101/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price

\$379,000

Sold Date

17-Oct-23

Distance

0.7km



**309/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price

\$345,000

Sold Date

02-Nov-23

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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