

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 519/4-14 Burke Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$598,000 Property Type Unit Suburb Hawthorn East

Period - From 16/04/2023 to 15/04/2024 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	109/50 Seymour Gr CAMBERWELL 3124	\$751,000	15/03/2024
2	407/96 Camberwell Rd HAWTHORN EAST 3123	\$725,000	02/02/2024
3	5/827a Burwood Rd HAWTHORN EAST 3123	\$725,000	03/02/2024

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: 16/04/2024 13:16



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

16/04/2023 - 15/04/2024: \$598,000

Comparable Properties



109/50 Seymour Gr CAMBERWELL 3124 (REI) Agent Comments



Price: \$751,000

Method: Sold Before Auction

Date: 15/03/2024

Property Type: Apartment



407/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$725,000

Method: Private Sale

Date: 02/02/2024

Property Type: Apartment



5/827a Burwood Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199