

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

304/609 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2023

to

31 May 2024

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

4/61 AUBURN ROAD HAWTHORN VIC 3122	\$390,000	10-Jan-24
107/8 LUTON LANE HAWTHORN VIC 3122	\$427,000	15-Jan-24
10/523 BURWOOD ROAD HAWTHORN VIC 3122	\$415,000	11-Jun-24

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: 13 June 2024



**4/61 AUBURN ROAD HAWTHORN
VIC 3122**

1 1 1

Sold Price

\$390,000

Sold Date

10-Jan-24

Distance

0.33km



**107/8 LUTON LANE HAWTHORN
VIC 3122**

1 1 1

Sold Price

\$427,000

Sold Date

15-Jan-24

Distance

0.88km



**10/523 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price

^{RS} **\$415,000**

Sold Date

11-Jun-24

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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