

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

610/4-14 Burke Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$669,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/10/2019

to

30/09/2020

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	108/64 Anderson Rd HAWTHORN EAST 3123	\$633,400	31/07/2020
2			
3			

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:

26/11/2020 13:31

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending September 2020: \$669,000

Comparable Properties

**108/64 Anderson Rd HAWTHORN EAST 3123 (VG)**

Agent Comments

**Price:** \$633,400**Method:** Sale**Date:** 31/07/2020**Property Type:** Strata Unit/Flat

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. There have been other modern 2 bedroom sales within a 2km radius of this property over the previous 6 month period; however, there were none that were comparable regarding location, specs (e.g. finishes, number of bathrooms/car spaces, etc.). Sale prices for these properties ranged between \$610,000 - \$750,000 approx. Prices & buyer interest does differ between individual buildings.