

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY ADDRESS: 29/44 BURWOOD ROAD, HAWTHORN 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 \$575,000.00 & \$610,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$533,000.00 *House ----- *unit 275 Suburb or locality HAWTHORN

Period - From JAN 2016 to DEC 2016 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)~~

Address of comparable property	Price	Date of sale
1. 2/44 Burwood Road, Hawthorn	\$582,500.00	06/03/2017
2. 21/44 Burwood Road, Hawthorn	\$590,000.00	19/11/2016
3.	\$	

OR

~~B* **Either** 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*.~~

~~**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)