

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

6/1091 BURKE ROAD HAWTHORN EAST VIC 3123

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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Aug 2022

to

31 Jul 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

8/117 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$581,000	21-Mar-23
6/109 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$571,000	22-Jul-23
10/17 AUBURN GROVE HAWTHORN EAST VIC 3123	\$560,000	04-Mar-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: 03 August 2023



8/117 VICTORIA ROAD HAWTHORN EAST VIC 3123

Sold Price

\$581,000

Sold Date

21-Mar-23

2

1

1

Distance

0.64km



6/109 VICTORIA ROAD HAWTHORN EAST VIC 3123

Sold Price

^{RS} **\$571,000**

Sold Date

22-Jul-23

2

1

1

Distance

0.68km



10/17 AUBURN GROVE HAWTHORN EAST VIC 3123

Sold Price

\$560,000

Sold Date

04-Mar-23

2

1

1

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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