

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

207/609 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$640,000 & \$660,000

Median sale price

Median price \$563,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2018

to 30/06/2019

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	2/22 Burwood Rd HAWTHORN 3122	\$740,000	13/04/2019
2	501/157-163 Burwood Rd HAWTHORN 3122	\$645,500	14/09/2019
3	201/609 Burwood Rd HAWTHORN 3122	\$640,000	05/08/2019

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:

16/09/2019



Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$660,000
Median Unit Price
Year ending June 2019: \$563,000

Comparable Properties



2/22 Burwood Rd HAWTHORN 3122 (REI/VG) **Agent Comments**



Price: \$740,000
Method: Auction Sale
Date: 13/04/2019
Property Type: Apartment



501/157-163 Burwood Rd HAWTHORN 3122 (REI) **Agent Comments**



Price: \$645,500
Method: Auction Sale
Date: 14/09/2019
Property Type: Apartment

201/609 Burwood Rd HAWTHORN 3122 (REI/VG) **Agent Comments**



Price: \$640,000
Method: Private Sale
Date: 05/08/2019
Rooms: 5
Property Type: Apartment