### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	207/609 Burwood Road, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$640,000 & \$660,000	Range between	\$640,000	&	\$660,000
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#### Median sale price

Median price	\$563,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/07/2018	to	30/06/2019	s	ource	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

Add	dress 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

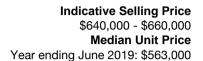
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

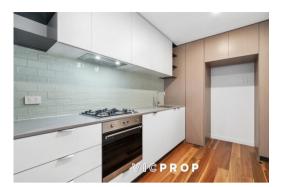
This Statement of Information was prepared on:	16/09/2019





Kelvin Leong 0451189888 kelvin.leong@vicprop.com.au







Agent Comments

# Comparable Properties



2/22 Burwood Rd HAWTHORN 3122 (REI/VG)

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

Property Type: Apartment

**Agent Comments** 



501/157-163 Burwood Rd HAWTHORN 3122

(REI)

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

Property Type: Apartment

**Agent Comments** 

201/609 Burwood Rd HAWTHORN 3122 (REI/VG)

**1** 2

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

Property Type: Apartment

**Agent Comments** 

**Account - VICPROP** 



