

## 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

223/367-369 BURWOOD ROAD HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$120,000

&

\$130,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2023

to

31 Jul 2024

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

109/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$122,500	17-Aug-23
319/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$129,000	08-Apr-24
418/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$125,000	29-Jul-24

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: 13 August 2024



**109/1 GLENFERRIE PLACE  
HAWTHORN VIC 3122**

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Sold Price

**\$122,500**

Sold Date **17-Aug-23**

Distance

**0km**



**319/1 GLENFERRIE PLACE  
HAWTHORN VIC 3122**

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Sold Price

**\$129,000**

Sold Date **08-Apr-24**

Distance

**0km**



**418/1 GLENFERRIE PLACE  
HAWTHORN VIC 3122**

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Sold Price

<sup>RS</sup> **\$125,000**

Sold Date **29-Jul-24**

Distance

**0km**



**1009/1 GLENFERRIE PLACE  
HAWTHORN VIC 3122**

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Sold Price

**\$130,000**

Sold Date **17-Jan-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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