

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

308/163 BURWOOD ROAD HAWTHORN VIC 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

\$400,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2022

to

31 Jan 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

3/180 RIVERSDALE ROAD HAWTHORN VIC 3122	\$445,000	04-Nov-22
806/118 HIGH STREET SOUTH KEW VIC 3101	\$437,000	08-Feb-23
10/235-237 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$425,000	01-Feb-23

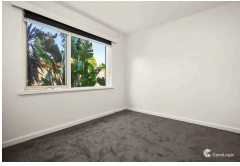
OR

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: 27 February 2023



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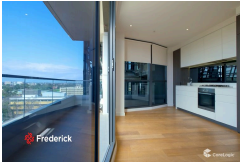


**3/180 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$445,000** Sold Date **04-Nov-22**

Distance **1.48km**

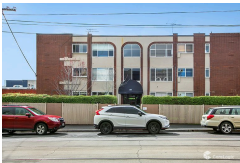


**806/118 HIGH STREET SOUTH KEW
VIC 3101**

2 2 1

Sold Price ^{RS} **\$437,000** ^{UN} Sold Date **08-Feb-23**

Distance **1.48km**



**10/235-237 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price ^{RS} **\$425,000** ^{UN} Sold Date **01-Feb-23**

Distance **1.68km**

RS = Recent sale UN = Undisclosed Sale

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