

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

422/311 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hawthorn

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

206/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$568,000	22-May-23
408/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$595,000	23-Apr-23
10/22 WATTLE ROAD HAWTHORN VIC 3122	\$635,000	28-Apr-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: 10 August 2023



**206/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 2 1

Sold Price

\$568,000

Sold Date **22-May-23**

Distance

0.7km



**408/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 2 1

Sold Price

\$595,000

Sold Date **23-Apr-23**

Distance

0.7km



**10/22 WATTLE ROAD HAWTHORN
VIC 3122**

2 2 1

Sold Price

\$635,000

Sold Date **28-Apr-23**

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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