

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

814/377-383 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2020

to

31 Oct 2021

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

813/377-383 Burwood Road Hawthorn VIC 3122	\$417,500	11-Aug-21
509/311 Burwood Road Hawthorn VIC 3122	\$390,000	07-Oct-21
304/2A Montrose Place Hawthorn East VIC 3123	\$385,500	05-Aug-21

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: 19 November 2021



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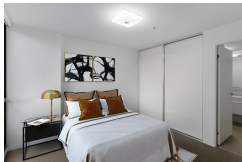


**813/377-383 Burwood Road
Hawthorn VIC 3122**

1 1 1

Sold Price **\$417,500** Sold Date **11-Aug-21**

Distance -



**509/311 Burwood Road Hawthorn
VIC 3122**

1 1 1

Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **07-Oct-21**

Distance **0.34km**



**304/2A Montrose Place Hawthorn
East VIC 3123**

1 1 1

Sold Price **\$385,500** Sold Date **05-Aug-21**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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