Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/22 Burwood Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$720,000		&		\$760,000)				
Median sale pi	rice									
Median price	\$607,500	Pro	operty Type	Unit			Suburb	Hawthorn		
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/73 Riversdale Rd HAWTHORN 3122	\$780,000	20/10/2022
2	8/11 Lennox St HAWTHORN 3122	\$749,000	08/08/2022
3	1/84 Riversdale Rd HAWTHORN 3122	\$735,000	09/06/2022

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 six months.

This Statement of Information was prepared on:

28/10/2022 13:44



2/22 Burwood Road, Hawthorn Vic 3122

THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au





Property Type: Apartment Agent Comments

Indicative Selling Price \$720,000 - \$760,000 Median Unit Price Year ending September 2022: \$607,500

Comparable Properties



3/73 Riversdale Rd HAWTHORN 3122 (REI)



Price: \$780,000 Method: Private Sale Date: 20/10/2022 Property Type: Apartment

8/11 Lennox St HAWTHORN 3122 (REI)

Agent Comments

Agent Comments



Price: \$749,000 Method: Private Sale Date: 08/08/2022

Property Type: Unit

2

1/84 Riversdale Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$735,000 Method: Private Sale Date: 09/06/2022 Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388



property data

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