

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

104/609 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,637,000

Property type

House

Suburb

Hawthorn

Period-from

01 Nov 2023

to

31 Oct 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

408/2A MONTROSE PLACE HAWTHORN EAST VIC 3123	\$500,000	07-Nov-24
203/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$545,000	22-Nov-24
23/523 BURWOOD ROAD HAWTHORN VIC 3122	\$488,000	26-Sep-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: 26 November 2024



**408/2A MONTROSE PLACE
HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price ^{RS} **\$500,000** Sold Date **07-Nov-24**

Distance **0.14km**

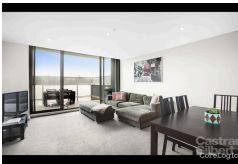


**203/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price ^{RS} **\$545,000** Sold Date **22-Nov-24**

Distance **0.17km**



**23/523 BURWOOD ROAD
HAWTHORN VIC 3122**

 2  1  1

Sold Price **\$488,000** Sold Date **26-Sep-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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