

## 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](http://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

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2023

to

30 Jun 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

103/625 GLENFERRIE ROAD HAWTHORN VIC 3122	\$616,000	24-May-24
906/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$558,000	03-May-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: 17 July 2024



**103/625 GLENFERRIE ROAD  
HAWTHORN VIC 3122**

 2  2  1

Sold Price <sup>RS</sup> **\$616,000** Sold Date **24-May-24**

Distance **0.21km**



**906/8 MONTROSE STREET  
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$558,000** Sold Date **03-May-24**

Distance **1.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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