

# 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

810/377 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)

Range between \$555,000 & \$610,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2021 to 30/09/2021 Source 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.

	Address of comparable property	Price	Date of sale
1	3/56 Burwood Rd HAWTHORN 3122	\$617,500	12/10/2021
2	410/377 Burwood Rd HAWTHORN 3122	\$560,000	05/07/2021
3	19/523 Burwood Rd HAWTHORN 3122	\$560,000	12/11/2021

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:

07/12/2021 14:48



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$555,000 - \$610,000

**Median Unit Price**

September quarter 2021: \$540,000

## Comparable Properties

**3/56 Burwood Rd HAWTHORN 3122 (VG)**

 2    -    -

**Price:** \$617,500

**Method:** Sale

**Date:** 12/10/2021

**Property Type:** Strata Unit/Flat

Agent Comments

Better condition in newer building than subject property



**410/377 Burwood Rd HAWTHORN 3122 (REI/VG)**

 2    1    1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 05/07/2021

**Property Type:** Apartment

Agent Comments

lower floor in same building as subject property



**19/523 Burwood Rd HAWTHORN 3122 (REI)**

 2    1    1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 12/11/2021

**Property Type:** Apartment

Agent Comments

smaller property in similar location than subject property

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199