

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

121/311 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

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,999

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2021

to

31 Oct 2022

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

211/311 BURWOOD ROAD HAWTHORN VIC 3122	\$402,000	11-Nov-21
204/17 LYNCH STREET HAWTHORN VIC 3122	\$395,000	10-Mar-22
113/17 LYNCH STREET HAWTHORN VIC 3122	\$390,000	26-Feb-22

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: 05 November 2022

Brad Carlin-Smith

M 0466605522

E bcarlinsmith@thehopkinsgroup.com.au



**211/311 BURWOOD ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$402,000** Sold Date **11-Nov-21**

Distance **0km**



**204/17 LYNCH STREET
HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$395,000** Sold Date **10-Mar-22**

Distance **0.06km**



**113/17 LYNCH STREET HAWTHORN
VIC 3122**

 1  1  1

Sold Price **\$390,000** Sold Date **26-Feb-22**

Distance **0.06km**



**204/80 LYNCH STREET
HAWTHORN VIC 3122**

 1  1  1

Sold Price ^{RS} **\$416,000** ^{UN} Sold Date **30-Sep-22**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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