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

302/849 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$350,000		&		\$385,000			
Median sale p	rice							
Median price	\$581,250	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	01/04/2019	to	30/06/2019		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	9/827 Burwood Rd HAWTHORN EAST 3123	\$410,000	14/09/2019
2	809/30-32 Lilydale Gr HAWTHORN EAST 3123	\$345,000	18/06/2019
3	208/20 Camberwell Rd HAWTHORN EAST 3123	\$340,000	19/08/2019

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:

11/10/2019 10:58



woodards 🚾





Property Type: Strata Unit/Flat Agent Comments

Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

Indicative Selling Price \$350,000 - \$385,000 Median Unit Price June quarter 2019: \$581,250

Comparable Properties



9/827 Burwood Rd HAWTHORN EAST 3123 (REI)



Price: \$410,000 Method: Auction Sale Date: 14/09/2019 Rooms: 3 Property Type: Apartment



809/30-32 Lilydale Gr HAWTHORN EAST 3123 Agent Comments (VG)



Price: \$345,000 Method: Sale

Property Type: Strata Unit/Flat

Date: 18/06/2019

208/20 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)



Price: \$340,000 Method: Private Sale Date: 19/08/2019 Property Type: Apartment Agent Comments

Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.