

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$385,000

### Median sale price

Median price \$581,250 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2019 to 30/06/2019 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	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

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**Indicative Selling Price**

\$350,000 - \$385,000

**Median Unit Price**

June quarter 2019: \$581,250



 1  1  1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**9/827 Burwood Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

 1  1  1

**Price:** \$410,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Rooms:** 3

**Property Type:** Apartment



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

Agent Comments

 1  -  -

**Price:** \$345,000

**Method:** Sale

**Date:** 18/06/2019

**Property Type:** Strata Unit/Flat



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

Agent Comments

 1  1  1

**Price:** \$340,000

**Method:** Private Sale

**Date:** 19/08/2019

**Property Type:** Apartment