## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	2/28 Burwood Road, Hawthorn Vic 3122
Including suburb and	
postcode	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000	Range between	\$400,000	&	\$440,000
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#### Median sale price

Median price	\$603,500	Pro	perty Type	Unit		Suburb	Hawthorn
Period - From	01/01/2021	to	31/03/2021	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	4/127 Riversdale Rd HAWTHORN 3122	\$425,000	13/05/2021
2	3/361 Church St RICHMOND 3121	\$402,000	23/02/2021
3	2/19 Riversdale Rd HAWTHORN 3122	\$446,500	14/12/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/05/2021 15:04





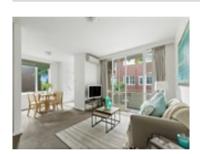




Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** March quarter 2021: \$603,500

# Comparable Properties



4/127 Riversdale Rd HAWTHORN 3122 (REI)

Price: \$425,000

Method: Sold Before Auction

Date: 13/05/2021

Property Type: Apartment

**Agent Comments** 



3/361 Church St RICHMOND 3121 (REI/VG)

Price: \$402,000 Method: Private Sale Date: 23/02/2021

Property Type: Apartment

**Agent Comments** 



2/19 Riversdale Rd HAWTHORN 3122 (REI/VG) Agent Comments

Price: \$446.500 Method: Private Sale Date: 14/12/2020

Property Type: Apartment

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



