

## 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

G04/609 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2023

to

30 Jun 2024

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

305/2 GOLDING STREET HAWTHORN VIC 3122	\$550,000	09-May-24
6/12 PINE STREET HAWTHORN VIC 3122	\$530,000	11-Jul-24
10/21 GLEN STREET HAWTHORN VIC 3122	\$548,000	16-Jul-24

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: 29 July 2024



**305/2 GOLDING STREET  
HAWTHORN VIC 3122**

2 1 1

Sold Price <sup>RS</sup> **\$550,000** Sold Date **09-May-24**

Distance **1.06km**



**6/12 PINE STREET HAWTHORN VIC  
3122**

2 1 1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **11-Jul-24**

Distance **2.3km**



**10/21 GLEN STREET HAWTHORN  
VIC 3122**

2 1 -

Sold Price <sup>RS</sup> **\$548,000** Sold Date **16-Jul-24**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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