

## 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

422/311 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

\$570,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2024

to

31 Dec 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

|  |           |           |
|--|-----------|-----------|
| 107/311 BURWOOD ROAD HAWTHORN VIC 3122 | \$575,000 | 08-Nov-24 |
| 102/2 GOLDING STREET HAWTHORN VIC 3122 | \$590,000 | 19-Aug-24 |
| 219/17 LYNCH STREET HAWTHORN VIC 3122  | \$591,000 | 24-Feb-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: 24 January 2025



**107/311 BURWOOD ROAD  
HAWTHORN VIC 3122**

 2  2  -

Sold Price <sup>RS</sup> **\$575,000** <sup>UN</sup> Sold Date **08-Nov-24**

Distance **0km**

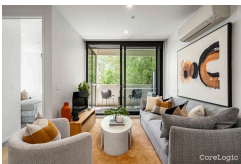


**102/2 GOLDING STREET  
HAWTHORN VIC 3122**

 2  2  1

Sold Price **\$590,000** Sold Date **19-Aug-24**

Distance **0km**



**219/17 LYNCH STREET HAWTHORN  
VIC 3122**

 2  1  2

Sold Price **\$591,000** Sold Date **24-Feb-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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