

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

503/377-383 BURWOOD ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2021

to

31 May 2022

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

810/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$570,000	01-Feb-22
20/19 PARK STREET HAWTHORN VIC 3122	\$587,000	31-May-22
15/219-227 AUBURN ROAD HAWTHORN VIC 3122	\$602,000	22-Jan-22

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: 07 June 2022



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**810/377-383 BURWOOD ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$570,000** Sold Date **01-Feb-22**

Distance -



**20/19 PARK STREET HAWTHORN
VIC 3122**

2 1 1

Sold Price ^{RS} **\$587,000** ^{UN} Sold Date **31-May-22**

Distance **0.31km**



**15/219-227 AUBURN ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$602,000** Sold Date **22-Jan-22**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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