

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

32/523 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$542,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2023

to

31/12/2023

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	G01/31 Queens Av HAWTHORN 3122	\$620,000	25/01/2024
2	101/36 Lynch St HAWTHORN 3122	\$612,000	25/10/2023
3	314/81 Riversdale Rd HAWTHORN 3122	\$590,000	08/01/2024

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:

24/02/2024 18:16



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000

Median Unit Price

December quarter 2023: \$542,500

Comparable Properties



G01/31 Queens Av HAWTHORN 3122 (REI)

Agent Comments

 2  2  1

Price: \$620,000

Method: Private Sale

Date: 25/01/2024

Property Type: Apartment



101/36 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  2  1

Price: \$612,000

Method: Private Sale

Date: 25/10/2023

Property Type: Apartment



314/81 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2  2  1

Price: \$590,000

Method: Private Sale

Date: 08/01/2024

Property Type: Apartment