

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

329/367-369 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

\$120,000

&

\$130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2022

to

30 Nov 2023

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

124/367-369 BURWOOD ROAD HAWTHORN VIC 3122	\$117,000	21-Apr-23
225/367-369 BURWOOD ROAD HAWTHORN VIC 3122	\$118,000	08-Sep-23
506/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$120,000	22-May-23

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: 08 December 2023


**124/367-369 BURWOOD ROAD
HAWTHORN VIC 3122**
 1
  1
  -

Sold Price

\$117,000

Sold Date

21-Apr-23

Distance

0km

**225/367-369 BURWOOD ROAD
HAWTHORN VIC 3122**
 1
  1
  -

Sold Price

\$118,000

Sold Date

08-Sep-23

Distance

0km

**506/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**
 1
  1
  -

Sold Price

\$120,000

Sold Date

22-May-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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