

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

406/163 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2020

to

31 Aug 2021

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

207/163 Burwood Road Hawthorn VIC 3122	\$405,000	17-Jul-21
108/151 Burwood Road Hawthorn VIC 3122	\$383,000	25-Jun-21
15/523 Burwood Road Hawthorn VIC 3122	\$403,500	06-Jun-21

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: 30 September 2021



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**207/163 Burwood Road Hawthorn
VIC 3122**

1 1 1

Sold Price

\$405,000

Sold Date

17-Jul-21

Distance

-



**108/151 Burwood Road Hawthorn
VIC 3122**

1 1 1

Sold Price

\$383,000

Sold Date

25-Jun-21

Distance

0.02km



**15/523 Burwood Road Hawthorn
VIC 3122**

1 1 1

Sold Price

\$403,500

Sold Date

06-Jun-21

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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