

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 10/849 BURWOOD ROAD, HAWTHORN EAST VIC 3123

Indicative selling price

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

Range between \$415,000 & \$456,000

Median sale price

Median price \$592,500 Property type APARTMENT Suburb HAWTHORN EAST

Period - From 1/10/2018 to 30/09/2019 Source PRICEFINDER

Comparable property sales

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 |
|--|-----------|--------------|
| 1 307/609 BURWOOD ROAD, HAWTHORN VIC 3122 | \$455,000 | 17/06/2019 |
| 2 221/347 CAMBERWELL ROAD, CAMBERWELL VIC 3124 | \$440,000 | 16/08/2019 |
| 3 209/609 BURWOOD ROAD, HAWTHORN VIC 3122 | \$450,000 | 07/09/2019 |

This Statement of Information was prepared on: 18/11/2019 5:22PM