

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

5/712 BURWOOD ROAD HAWTHORN EAST VIC 3123

Indicative selling price

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

Single Price

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2023

to

31 May 2024

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

4/2 LAUNDRER STREET HAWTHORN VIC 3122	\$442,000	18-May-24
7/2 TWEED STREET HAWTHORN VIC 3122	\$425,000	20-Jan-24

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: 24 June 2024

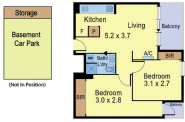


**4/2 LAUNDER STREET
 HAWTHORN VIC 3122**

 2  1  1

Sold Price ^{RS} **\$442,000** Sold Date **18-May-24**

Distance **1.18km**



**7/2 TWEED STREET HAWTHORN
 VIC 3122**

 2  1  1

Sold Price ^{RS} **\$425,000** Sold Date **20-Jan-24**

Distance **1.93km**

RS = Recent sale UN = Undisclosed Sale

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