

# 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

24/44 Burwood Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$630,000

### Median sale price

Median price

\$593,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2022

to

31/03/2022

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	64/44 Burwood Rd HAWTHORN 3122	\$637,000	17/07/2021
2	68/44 Burwood Rd HAWTHORN 3122	\$610,000	09/11/2021
3	13/454 Burwood Rd HAWTHORN 3122	\$605,000	04/03/2021

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:

10/05/2022 10:23



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$630,000  
**Median Unit Price**  
March quarter 2022: \$593,000

## Comparable Properties



**64/44 Burwood Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$637,000  
**Method:** Auction Sale  
**Date:** 17/07/2021  
**Property Type:** Apartment



**68/44 Burwood Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 09/11/2021  
**Property Type:** Unit



**13/454 Burwood Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 04/03/2021  
**Property Type:** Apartment

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