

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

414/200 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,635,000

Property type

Other

Suburb

Hawthorn

Period-from

01 Mar 2024

to

28 Feb 2025

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

10/454 BURWOOD ROAD HAWTHORN VIC 3122	\$777,000	05-Oct-24
201/68 BARKERS ROAD HAWTHORN VIC 3122	\$750,000	21-Feb-25
204/35 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$769,000	20-Sep-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: 14 March 2025



**10/454 BURWOOD ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$777,000** Sold Date **05-Oct-24**

Distance **0.9km**



**201/68 BARKERS ROAD
HAWTHORN VIC 3122**

2 2 1

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **21-Feb-25**

Distance **1.21km**



**204/35 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$769,000** Sold Date **20-Sep-24**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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