# 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

105/157-163 Burwood Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$400,000		&		\$420,000			
Median sale p	rice							
Median price	\$568,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	26/03/2023	to	25/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	31/523 Burwood Rd HAWTHORN 3122	\$521,500	01/12/2023
2	31/523 Burwood Rd HAWTHORN 3122	\$521,500	01/12/2023
3	1/124b Barkers Rd HAWTHORN 3122	\$520,000	14/11/2023

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:

26/03/2024 15:21



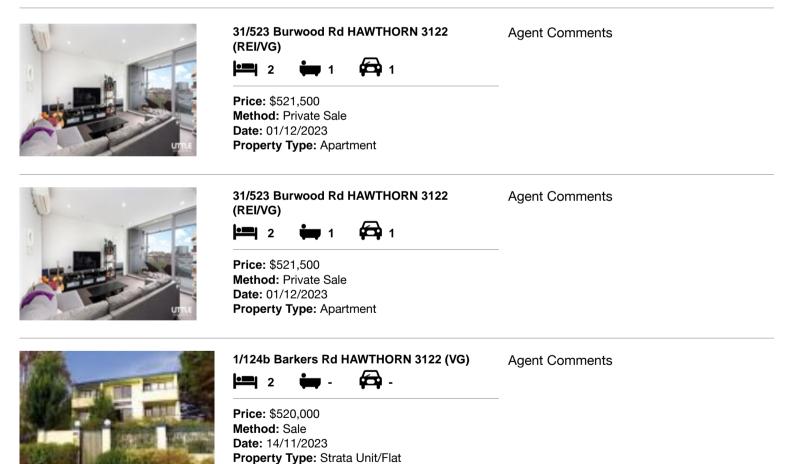




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$400,000 - \$420,000 Median Unit Price 26/03/2023 - 25/03/2024: \$568,000

# **Comparable Properties**



#### Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303

propertydata



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