

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 consumer.vic.gov.au/underquoting

Range between \$400,000 & \$420,000

Median sale price

Median price \$568,000 Property Type Unit Suburb Hawthorn

Period - From 26/03/2023 to 25/03/2024 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 | 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



2 1 1

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



31/523 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$521,500

Method: Private Sale

Date: 01/12/2023

Property Type: Apartment



31/523 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$521,500

Method: Private Sale

Date: 01/12/2023

Property Type: Apartment



1/124b Barkers Rd HAWTHORN 3122 (VG)

Agent Comments

2 - -

Price: \$520,000

Method: Sale

Date: 14/11/2023

Property Type: Strata Unit/Flat