

## 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

101/849 BURWOOD ROAD HAWTHORN EAST VIC 3123

### Indicative selling price

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

Single Price

\$925,000

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 Jul 2023

to

30 Jun 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

3/16 SEYMOUR GROVE CAMBERWELL VIC 3124	\$960,000	13-Mar-24
50/378 COTHAM ROAD KEW VIC 3101	\$995,000	02-Feb-24
23/378 COTHAM ROAD KEW VIC 3101	\$975,000	21-Mar-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: 26 July 2024



## 3/16 SEYMOUR GROVE CAMBERWELL VIC 3124

2 2 1

Sold Price **\$960,000** Sold Date **13-Mar-24**

Distance **1.18km**



## 50/378 COTHAM ROAD KEW VIC 3101

2 2 1

Sold Price **\$995,000** Sold Date **02-Feb-24**

Distance **1.52km**



## 23/378 COTHAM ROAD KEW VIC 3101

2 2 1

Sold Price **\$975,000** Sold Date **21-Mar-24**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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