

## 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

107/311 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2023

to

31 Jul 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

|  |           |           |
|--|-----------|-----------|
| 115/8 MONTROSE STREET HAWTHORN EAST VIC 3123 | \$595,000 | 29-Feb-24 |
| 8/45 CHURCH STREET HAWTHORN VIC 3122         | \$599,000 | 14-May-24 |
| 502/36 LYNCH STREET HAWTHORN VIC 3122        | \$585,000 | 23-Jul-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: 16 August 2024



**115/8 MONTROSE STREET  
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$595,000** Sold Date **29-Feb-24**

Distance **1.16km**



**8/45 CHURCH STREET  
HAWTHORN VIC 3122**

2 2 2

Sold Price **\$599,000** Sold Date **14-May-24**

Distance **1.25km**



**502/36 LYNCH STREET  
HAWTHORN VIC 3122**

2 2 1

Sold Price <sup>RS</sup> **\$585,000** <sup>UN</sup> Sold Date **23-Jul-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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