

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2021

to

31 Jul 2022

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

574 GLENFERRIE ROAD HAWTHORN VIC 3122	\$580,000	25-Feb-22
119/2 GOLDING STREET HAWTHORN VIC 3122	\$600,000	11-Apr-22
102/25 LYNCH STREET HAWTHORN VIC 3122	\$560,000	05-Mar-22

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: 18 August 2022



**574 GLENFERRIE ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$580,000** Sold Date **25-Feb-22**

Distance **0.53km**



**119/2 GOLDING STREET
HAWTHORN VIC 3122**

2 2 2

Sold Price **\$600,000** Sold Date **11-Apr-22**

Distance **0km**



**102/25 LYNCH STREET
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$560,000** Sold Date **05-Mar-22**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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