

# 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 203/708 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)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$615,000 Property type *unit* Suburb HAWTHORN EAST

01 April 2023 to 31 March 2024 Source Price Finder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
201/437 CAMBERWELL RD, CAMBERWELL, VIC 3124	\$1,525,000	06/12/2023
140 COTHAM RD, KEW, VIC 3101	\$1,355,000	14/03/2024

This Statement of Information was prepared on: 02/04/2024