

## 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

110/383 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

\$120,000

&

\$132,000

### 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

502/2 EASTERN PLACE HAWTHORN EAST VIC 3123	\$110,000	28-Feb-22
302A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$110,000	29-Mar-22
304A/71 RIVERSDALE ROAD HAWTHORN VIC 3122	\$130,000	11-Jul-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: 17 August 2022



### 502/2 EASTERN PLACE HAWTHORN EAST VIC 3123

 1
  1
  -

Sold Price

**\$110,000**Sold Date **28-Feb-22**Distance **0.79km**

### 302A/71 RIVERSDALE ROAD HAWTHORN VIC 3122

 1
  1
  1

Sold Price

Sold Date **29-Mar-22**Distance **0.75km**

### 304A/71 RIVERSDALE ROAD HAWTHORN VIC 3122

 1
  1
  -

Sold Price

**\$130,000**Sold Date **11-Jul-22**Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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