

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

1201/377-383 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

\$665,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2023

to

31 Oct 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

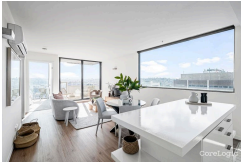
1103/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$630,000	16-Aug-24
412/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$523,500	12-Aug-24
1102/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$523,500	30-Aug-24

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: 08 November 2024

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**1103/377-383 BURWOOD ROAD
 HAWTHORN VIC 3122**

2 1 2

Sold Price **\$630,000** Sold Date **16-Aug-24**

Distance **0km**



**412/377-383 BURWOOD ROAD
 HAWTHORN VIC 3122**

2 1 1

Sold Price **\$523,500** Sold Date **12-Aug-24**

Distance **0km**



**1102/377-383 BURWOOD ROAD
 HAWTHORN VIC 3122**

2 1 1

Sold Price ^{RS} **\$523,500** Sold Date **30-Aug-24**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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