

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

329/367-369 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

\$120,000

&

\$132,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Dec 2023

to

30 Nov 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

223/367-369 BURWOOD ROAD HAWTHORN VIC 3122	\$127,500	23-Aug-24
116/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$130,000	06-Aug-24
418/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$125,000	24-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: 27 December 2024



**223/367-369 BURWOOD ROAD
HAWTHORN VIC 3122**

Sold Price

\$127,500

Sold Date **23-Aug-24**

1 1 -

Distance

0km



**116/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

Sold Price

\$130,000

Sold Date **06-Aug-24**

1 1 1

Distance

0km



**418/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

Sold Price

\$125,000

Sold Date **24-Jul-24**

1 1 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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