

## 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

304/609 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

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2024

to

31 Dec 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

304/80 LYNCH STREET HAWTHORN VIC 3122	\$416,000	10-Jan-25
205/2 TWEED STREET HAWTHORN VIC 3122	\$390,000	21-Oct-24
220/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$415,000	19-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: 13 January 2025



**304/80 LYNCH STREET  
HAWTHORN VIC 3122**

1 1 1

Sold Price <sup>RS</sup> **\$416,000** Sold Date **10-Jan-25**

Distance **0.94km**



**205/2 TWEED STREET  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$390,000** Sold Date **21-Oct-24**

Distance **1.36km**



**220/81 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$415,000** Sold Date **19-Aug-24**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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