

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

5/151-155 Burwood Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000 & \$415,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2020 to 31/12/2020 Source REIV

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 six 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
1	601/2 Tweed St HAWTHORN 3122	\$418,500	17/10/2020
2	303/157-163 Burwood Rd HAWTHORN 3122	\$415,000	16/11/2020
3	212/12 Albert St HAWTHORN EAST 3123	\$372,500	01/12/2020

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 six months.~~

This Statement of Information was prepared on:

18/01/2021 12:36



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Property Type: Apartment

Agent Comments

Internal area 51sqm plus terrace 29sqm (approx.)

Indicative Selling Price

\$380,000 - \$415,000

Median Unit Price

December quarter 2020: \$602,500

Comparable Properties



601/2 Tweed St HAWTHORN 3122 (VG)

Agent Comments

 1  -  -

Price: \$418,500

Method: Sale

Date: 17/10/2020

Property Type: Strata Unit/Flat



303/157-163 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 1  1  1

Price: \$415,000

Method: Private Sale

Date: 16/11/2020

Property Type: Apartment



212/12 Albert St HAWTHORN EAST 3123 (VG)

Agent Comments

 1  -  -

Price: \$372,500

Method: Sale

Date: 01/12/2020

Property Type: Strata Unit/Flat