

# 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

408/311 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)

Range between \$650,000 & \$690,000

### Median sale price

Median price \$585,250

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2019

to 30/09/2019

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	206/609 Burwood Rd HAWTHORN 3122	\$697,500	29/10/2019
2	501/157-163 Burwood Rd HAWTHORN 3122	\$645,500	14/09/2019
3	201/609 Burwood Rd HAWTHORN 3122	\$640,000	05/08/2019

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:

21/11/2019 17:11

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$650,000 - \$690,000

**Median Unit Price**

September quarter 2019: \$585,250

## Comparable Properties

**206/609 Burwood Rd HAWTHORN 3122 (REI)**

Agent Comments

**Price:** \$697,500**Method:** Private Sale**Date:** 29/10/2019**Rooms:** 5**Property Type:** Apartment**501/157-163 Burwood Rd HAWTHORN 3122 (REI/VG)**

Agent Comments

**Price:** \$645,500**Method:** Auction Sale**Date:** 14/09/2019**Property Type:** Apartment**201/609 Burwood Rd HAWTHORN 3122 (REI/VG)**

Agent Comments

**Price:** \$640,000**Method:** Private Sale**Date:** 05/08/2019**Rooms:** 5**Property Type:** Apartment