

## 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

1102/377 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)

Single Price

\$535,000

**Median sale price**

Median price \$566,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/10/2018

to

31/12/2018

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	36/44 Burwood Rd HAWTHORN 3122	\$549,000	09/02/2019
2	108/2 Tweed St HAWTHORN 3122	\$535,250	04/02/2019
3	31/44 Burwood Rd HAWTHORN 3122	\$530,000	20/09/2018

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.



 2  
  1  
  1

**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**

\$535,000

**Median Unit Price**

December quarter 2018: \$566,000

## Comparable Properties



**36/44 Burwood Rd HAWTHORN 3122 (REI)**

Agent Comments

 2  
  1  
  1

**Price:** \$549,000

**Method:** Private Sale

**Date:** 09/02/2019

**Rooms:** -

**Property Type:** Apartment



**108/2 Tweed St HAWTHORN 3122 (REI)**

Agent Comments

 2  
  1  
  1

**Price:** \$535,250

**Method:** Private Sale

**Date:** 04/02/2019

**Rooms:** -

**Property Type:** Apartment



**31/44 Burwood Rd HAWTHORN 3122 (REI/VG)**

Agent Comments

 2  
  1  
  1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 20/09/2018

**Rooms:** -

**Property Type:** Apartment