

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

13/28 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2021

to

30/09/2021

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	2/28 Burwood Rd HAWTHORN 3122	\$475,000	23/06/2021
2	28/563 Glenferrie Rd HAWTHORN 3122	\$430,000	23/07/2021
3	10/39 Park St HAWTHORN 3122	\$420,000	13/08/2021

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:

27/10/2021 13:55



 1  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

September quarter 2021: \$540,000

Comparable Properties



2/28 Burwood Rd HAWTHORN 3122 (REI)

 1  1  1

Price: \$475,000

Method: Sold Before Auction

Date: 23/06/2021

Property Type: Apartment

Agent Comments

Ground floor residence in the same block
Renovated larger kitchen and modern bathroom



28/563 Glenferrie Rd HAWTHORN 3122 (REI/VG)

 1  1  1

Price: \$430,000

Method: Private Sale

Date: 23/07/2021

Property Type: Unit

Agent Comments

Apartment in similar condition



10/39 Park St HAWTHORN 3122 (REI/VG)

 1  1  1

Price: \$420,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: Apartment

Agent Comments

Similar apartment with modern kitchen/bathroom
Slightly inferior location

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199