Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	13/28 Burwood Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between \$400,000 & \$440,000	Range between	\$400,000	&	\$440,000
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Median sale price

Median price	\$540,000	Pro	perty Type U	nit		Suburb	Hawthorn
Period - From	01/07/2021	to	30/09/2021	So	urce	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

Add	dress 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 comparableproperties 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









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)







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

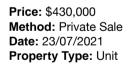


28/563 Glenferrie Rd HAWTHORN 3122 (REI/VG)



Agent Comments

Apartment in similar condition





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





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

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