

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

511/311 Burwood Road Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

401/311 Burwood Road Hawthorn VIC 3122	\$420,000	05-Mar-21
316/311 Burwood Road Hawthorn VIC 3122	\$432,500	24-Apr-21
320/17 Lynch Street Hawthorn VIC 3122	\$420,000	11-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 22 February 2022



401/311 Burwood Road Hawthorn VIC 3122 Sold Price **\$420,000** Sold Date **05-Mar-21**
 Distance -

 1  1  1



316/311 Burwood Road Hawthorn VIC 3122 Sold Price **\$432,500** Sold Date **24-Apr-21**
 Distance -

 1  1  1



320/17 Lynch Street Hawthorn VIC 3122 Sold Price **\$420,000** Sold Date **11-Aug-21**
 Distance **0.06km**

 1  1  1



RS = Recent sale UN = Undisclosed Sale

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