

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

823 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2019 to 30/09/2020 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	46 Rathmines Rd HAWTHORN EAST 3123	\$2,383,000	26/05/2020
2	2 Xavier Av HAWTHORN 3122	\$2,350,000	29/05/2020
3	97 Canterbury Rd CANTERBURY 3126	\$2,301,000	30/06/2020

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:

16/11/2020 09:09



3 1 1

Property Type: House
Land Size: 505 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending September 2020: \$2,150,000

Comparable Properties



46 Rathmines Rd HAWTHORN EAST 3123 (VG) **Agent Comments**

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Price: \$2,383,000
Method: Sale
Date: 26/05/2020
Property Type: House - Attached House N.E.C.
Land Size: 274 sqm approx



2 Xavier Av HAWTHORN 3122 (VG)

Agent Comments

3 - -

Price: \$2,350,000
Method: Sale
Date: 29/05/2020
Property Type: House (Res)
Land Size: 1263 sqm approx



97 Canterbury Rd CANTERBURY 3126 (REI/VG)

Agent Comments

3 2 2

Price: \$2,301,000
Method: Private Sale
Date: 30/06/2020
Property Type: House
Land Size: 513 sqm approx