

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

67/44 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$555,000 & \$610,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2019

to 31/12/2019

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	12/1 Domville Av HAWTHORN 3122	\$606,000	16/10/2019
2	2/29 Elphin Gr HAWTHORN 3122	\$601,000	09/11/2019
3	110/121 Power St HAWTHORN 3122	\$560,000	08/01/2020

OR

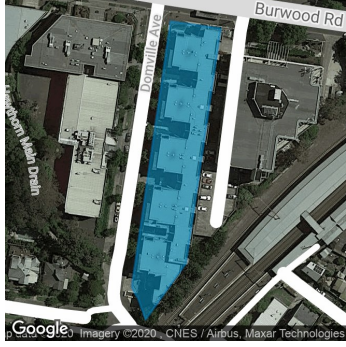
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/01/2020 11:49

67/44 Burwood Road, Hawthorn Vic 3122

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$555,000 - \$610,000

Median Unit Price

December quarter 2019: \$600,000

Comparable Properties



12/1 Domville Av HAWTHORN 3122 (REI)

Agent Comments

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Price: \$606,000

Method: Sold Before Auction

Date: 16/10/2019

Rooms: 4

Property Type: Unit



2/29 Elphin Gr HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$601,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Apartment



110/121 Power St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$560,000

Method: Private Sale

Date: 08/01/2020

Rooms: 4

Property Type: Apartment

Account - Metro Property Management | P: 03 9831 3000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.