

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

36/523 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$390,000

&

\$410,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Hawthorn

Period - From

06/05/2021

to

05/05/2022

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	305/849 Burwood Rd HAWTHORN EAST 3123	\$420,000	12/04/2022
2	101/38 Harold St HAWTHORN EAST 3123	\$400,000	14/12/2021
3	113/17 Lynch St HAWTHORN 3122	\$390,000	26/02/2022

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:

06/05/2022 00:39



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$410,000

Median Unit Price

06/05/2021 - 05/05/2022: \$585,000

Comparable Properties



305/849 Burwood Rd HAWTHORN EAST 3123 (REI)

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 12/04/2022

Property Type: Apartment

Agent Comments

A modern apartment sale; however, this is a Hawthorn East address. It is part of a smaller development.



101/38 Harold St HAWTHORN EAST 3123 (VG)

 1  -  -

Price: \$400,000

Method: Sale

Date: 14/12/2021

Property Type: Strata Unit/Flat

Agent Comments

A modern 1-bedroom apartment sale within the general vicinity of 36/523 Burwood Road. Though it is a Hawthorn East address.



113/17 Lynch St HAWTHORN 3122 (VG)

 1  -  -

Price: \$390,000

Method: Sale

Date: 26/02/2022

Property Type: Strata Unit/Flat

Agent Comments

A modern 1-bedroom apartment sale within the general vicinity of 36/523 Burwood Road, Hawthorn.

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