

# 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

102/311 Burwood Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$410,000

### Median sale price

Median price

\$527,800

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2019

to

30/06/2019

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	302/1 Studio Wlk RICHMOND 3121	\$427,500	17/08/2019
2	217/2 Golding St HAWTHORN 3122	\$395,000	18/03/2019
3	119/311 Burwood Rd HAWTHORN 3122	\$385,000	08/04/2019

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:

16/09/2019 15:35

102/311 Burwood Road, Hawthorn Vic 3122



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**Indicative Selling Price**

\$410,000

**Median Unit Price**

June quarter 2019: \$527,800



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**302/1 Studio Wik RICHMOND 3121 (REI)**

Agent Comments

1 1 1

**Price:** \$427,500

**Method:** Auction Sale

**Date:** 17/08/2019

**Rooms:** 2

**Property Type:** Apartment

**217/2 Golding St HAWTHORN 3122 (VG)**

Agent Comments

1 - -

**Price:** \$395,000

**Method:** Sale

**Date:** 18/03/2019

**Property Type:** Apartment

**119/311 Burwood Rd HAWTHORN 3122 (VG)**

Agent Comments

1 - -

**Price:** \$385,000

**Method:** Sale

**Date:** 08/04/2019

**Property Type:** Apartment

**Account** - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821  
95254086



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.