

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

305/849 BURWOOD ROAD, HAWTHORN EAST VIC 3123

Indicative selling price

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

Range:

\$390,000 - \$420,000

Median sale price

Median price

\$420,000

Property type

UNITS

Suburb

HAWTHORN EAST VIC 3123

Period – From

01/02/2021

to

01/02/2022

Source

www.realestate.com.au

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

101/38 HAROLD STREET, HAWTHORN EAST VIC 3123	\$400,000	14/12/2021
114/20 CAMBERWELL ROAD, HAWTHORN EAST VIC 3123	\$395,000	24/11/2021
103/7 MONTROSE STREET, HAWTHORN EAST VIC 3123	\$405,000	18/01/2022

This Statement of Information was prepared on:

28/03/2022