

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 LGC6/708 BURWOOD ROAD, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Range between \$679,000 & \$719,000

Median sale price

Median price \$646,000 Property type unit Suburb HAWTHORN EAST

Period - From 01 July 2022 to 31 June 2023 Source Price Finder

Comparable property sales

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
216/35 CAMBERWELL RD, HAWTHORN EAST, VIC 3123	\$693,135	21/03/2023
316/55 CAMBERWELL RD, HAWTHORN EAST, VIC 3123	\$688,500	20/03/2023
217/35 CAMBERWELL RD, HAWTHORN EAST, VIC 3123	\$688,500	15/06/2023

This Statement of Information was prepared on: 11/09/2023