

# 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 903/377 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)

Range between \$540,000 & 590,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 30/09/2024 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 | 7/3 Glenroy Rd HAWTHORN 3122        | \$605,000 | 18/11/2024   |
| 2 | G10/567 Glenferrie Rd HAWTHORN 3122 | \$598,000 | 25/10/2024   |
| 3 | 1103/377 Burwood Rd HAWTHORN 3122   | \$630,000 | 27/08/2024   |

**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: 13/12/2024 16:58



2   1   2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$590,000  
**Median Unit Price**  
Year ending September 2024: \$580,000

## Comparable Properties



**7/3 Glenroy Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2   1   1

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 18/11/2024  
**Property Type:** Apartment



**G10/567 Glenferrie Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$598,000  
**Method:** Private Sale  
**Date:** 25/10/2024  
**Property Type:** Apartment



**1103/377 Burwood Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 27/08/2024  
**Property Type:** Apartment

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**



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