

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

G08/1045 Burke Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

10/05/2022

to

09/05/2023

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	105/828 Burke Rd CAMBERWELL 3124	\$750,000	02/02/2023
2	3/28 Auburn Gr HAWTHORN EAST 3123	\$695,000	17/03/2023
3			

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:

10/05/2023 11:01



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
10/05/2022 - 09/05/2023: \$615,000

Comparable Properties



105/828 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 02/02/2023
Property Type: Apartment



3/28 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$695,000
Method: Sold Before Auction
Date: 17/03/2023
Property Type: Apartment

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.