

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

10/845 Burwood Road Hawthorn East VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$699,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,250

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

3/147 Victoria Road Hawthorn East VIC 3123	\$666,000	31-Oct-20
2/3 Burwood Avenue Hawthorn East VIC 3123	\$700,000	23-Oct-20

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 6 months.

This Statement of Information was prepared on: 12 November 2020



**3/147 Victoria Road Hawthorn East
VIC 3123**

Sold Price

^{RS}

\$666,000

Sold Date

31-Oct-20

 2

 1

 1

Distance

0.26km



**2/3 Burwood Avenue Hawthorn
East VIC 3123**

Sold Price

^{RS}

\$700,000

Sold Date

23-Oct-20

 2

 1

 1

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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