

## 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

6/523 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2020

to

30 Sep 2021

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

15/523 Burwood Road Hawthorn VIC 3122	\$403,500	06-Jun-21
304/2A Montrose Place Hawthorn East VIC 3123	\$385,500	05-Aug-21
114/8 Montrose Street Hawthorn East VIC 3123	\$360,000	04-May-21

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: 26 October 2021



**15/523 Burwood Road Hawthorn VIC 3122**

 1  1  1

Sold Price

**\$403,500**

Sold Date

**06-Jun-21**

Distance

-



**304/2A Montrose Place Hawthorn East VIC 3123**

 1  1  1

Sold Price

**\$385,500**

Sold Date

**05-Aug-21**

Distance

**0.4km**



**114/8 Montrose Street Hawthorn East VIC 3123**

 1  1  1

Sold Price

**\$360,000**

Sold Date

**04-May-21**

Distance

**0.42km**



**2/37 Park Street Hawthorn VIC 3122**

 1  1  1

Sold Price

**\$450,000**

Sold Date

**23-Jun-21**

Distance

**0.42km**



**6/39 Park Street Hawthorn VIC 3122**

 1  1  1

Sold Price

**\$447,250**

Sold Date

**23-Jun-21**

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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