

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

306/609 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$710,000

&

\$720,000

Median sale price

Median price

\$585,250

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2019

to

30/09/2019

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	301/92 Kinkora Rd HAWTHORN 3122	\$740,000	17/06/2019
2	4/50 Morang Rd HAWTHORN 3122	\$726,000	05/10/2019
3	12a/19 Park St HAWTHORN 3122	\$710,000	07/09/2019

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:

30/10/2019 13:30



Property Type:
Agent Comments

Indicative Selling Price
\$710,000 - \$720,000
Median Unit Price
September quarter 2019: \$585,250

Comparable Properties



301/92 Kinkora Rd HAWTHORN 3122 (REI/VG) **Agent Comments**

2 1 1

Price: \$740,000
Method: Private Sale
Date: 17/06/2019
Rooms: 4
Property Type: Apartment



4/50 Morang Rd HAWTHORN 3122 (REI) **Agent Comments**

2 1 1

Price: \$726,000
Method: Auction Sale
Date: 05/10/2019
Rooms: 3
Property Type: Apartment



12a/19 Park St HAWTHORN 3122 (REI) **Agent Comments**

2 1 1

Price: \$710,000
Method: Auction Sale
Date: 07/09/2019
Rooms: 5
Property Type: Apartment