

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

304/609 BURWOOD ROAD HAWTHORN VIC 3122

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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2024

to

31 Dec 2024

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

304/80 LYNCH STREET HAWTHORN VIC 3122	\$416,000	10-Jan-25
205/2 TWEED STREET HAWTHORN VIC 3122	\$390,000	21-Oct-24
220/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$415,000	19-Aug-24

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: 13 January 2025



304/80 LYNCH STREET HAWTHORN VIC 3122

1 1 1

Sold Price

RS

\$416,000

Sold Date

10-Jan-25

Distance

0.94km



205/2 TWEED STREET HAWTHORN VIC 3122

1 1 1

Sold Price

\$390,000

Sold Date

21-Oct-24

Distance

1.36km



220/81 RIVERSDALE ROAD HAWTHORN VIC 3122

1 1 1

Sold Price

\$415,000

Sold Date

19-Aug-24

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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