

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

415/311 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2024

to

31 Mar 2025

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

| | | |
|----------------------------------------|-----------|-----------|
| 106/311 BURWOOD ROAD HAWTHORN VIC 3122 | \$375,000 | 27-Oct-24 |
| 418/311 BURWOOD ROAD HAWTHORN VIC 3122 | \$399,000 | 20-Nov-24 |
| 222/311 BURWOOD ROAD HAWTHORN VIC 3122 | \$385,000 | 17-Dec-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: 02 April 2025



**106/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price

\$375,000

Sold Date **27-Oct-24**

Distance

0km



**418/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price

\$399,000

Sold Date **20-Nov-24**

Distance

0km



**222/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price

\$385,000

Sold Date **17-Dec-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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