

# 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 526 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)

Single price \$1,395,000

### Median sale price

Median price \$2,450,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2019

to 30/09/2020

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	24 Station St HAWTHORN EAST 3123	\$1,445,000	06/11/2020
2	14 Fletcher St HAWTHORN EAST 3123	\$1,394,000	25/07/2020
3			

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:

19/11/2020 11:13



3   1   2

**Property Type:** House (Res)

**Land Size:** 320 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,395,000

**Median House Price**

Year ending September 2020: \$2,450,000

## Comparable Properties



**24 Station St HAWTHORN EAST 3123 (REI)**

Agent Comments

3   2   1

**Price:** \$1,445,000

**Method:** Private Sale

**Date:** 06/11/2020

**Property Type:** House



**14 Fletcher St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$1,394,000

**Method:** Auction Sale

**Date:** 25/07/2020

**Property Type:** House (Res)

**Land Size:** 299 sqm approx

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.