

# 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 704/377 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)

Range between \$370,000 & \$390,000

### Median sale price

Median price \$603,500 Property Type Unit 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	10/162 Barkers Rd HAWTHORN 3122	\$405,000	21/11/2020
2	16/176 Power St HAWTHORN 3122	\$395,000	20/10/2020
3	206/1 Porter St HAWTHORN EAST 3123	\$380,000	31/12/2020

**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: 11/01/2021 17:46



**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**10/162 Barkers Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$405,000

**Method:** Private Sale

**Date:** 21/11/2020

**Property Type:** Apartment

**16/176 Power St HAWTHORN 3122 (VG)**

**Agent Comments**



**Price:** \$395,000

**Method:** Sale

**Date:** 20/10/2020

**Property Type:** Strata Unit/Flat



**206/1 Porter St HAWTHORN EAST 3123 (REI)**

**Agent Comments**



**Price:** \$380,000

**Method:** Private Sale

**Date:** 31/12/2020

**Property Type:** Apartment

**Land Size:** 50 sqm approx