

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

409/377-383 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

\$369,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2020

to

31 Oct 2021

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

108/151 Burwood Road Hawthorn VIC 3122	\$383,000	25-Jun-21
107/12 Albert Street Hawthorn East VIC 3123	\$367,500	11-May-21
304/2A Montrose Place Hawthorn East VIC 3123	\$385,500	05-Aug-21

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: 06 November 2021



Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



**108/151 Burwood Road Hawthorn
VIC 3122**

1 1 1

Sold Price **\$383,000** Sold Date **25-Jun-21**

Distance **0.77km**



**107/12 Albert Street Hawthorn East
VIC 3123**

1 1 1

Sold Price **\$367,500** Sold Date **11-May-21**

Distance **1.01km**



**304/2A Montrose Place Hawthorn
East VIC 3123**

1 1 1

Sold Price **\$385,500** Sold Date **05-Aug-21**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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