

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

107/163 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2020

to

31 May 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

106/151 Burwood Road Hawthorn VIC 3122	\$425,000	13-May-21
520/311 Burwood Road Hawthorn VIC 3122	\$430,000	20-Jan-21
311/17 Lynch Street Hawthorn VIC 3122	\$420,000	17-Apr-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: 21 June 2021

**106/151 Burwood Road Hawthorn
VIC 3122**

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Sold Price

\$425,000

Sold Date

13-May-21

Distance

0.02km**520/311 Burwood Road Hawthorn
VIC 3122**

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Sold Price

\$430,000

Sold Date

20-Jan-21

Distance

0.42km**311/17 Lynch Street Hawthorn VIC
3122**

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Sold Price

\$420,000

Sold Date

17-Apr-21

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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