

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

14/523 Burwood Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$579,500 Property Type Unit Suburb Hawthorn

Period - From 13/12/2020 to 12/12/2021 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	21/523 Burwood Rd HAWTHORN 3122	\$420,000	12/11/2021
2	813/377 Burwood Rd HAWTHORN 3122	\$417,500	11/08/2021
3	207/163 Burwood Rd HAWTHORN 3122	\$405,000	17/07/2021

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:

13/12/2021 16:00



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

13/12/2020 - 12/12/2021: \$579,500

Comparable Properties

21/523 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$420,000

Method: Private Sale

Date: 12/11/2021

Property Type: Apartment



813/377 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$417,500

Method: Private Sale

Date: 11/08/2021

Property Type: Apartment



207/163 Burwood Rd HAWTHORN 3122 (VG)

Agent Comments

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Price: \$405,000

Method: Sale

Date: 17/07/2021

Property Type: Strata Unit/Flat

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951