

## 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

410-420 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) (\*Delete single price or range as applicable)

Single Price

\$689,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$603,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2020

to

30 Apr 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

106/609 Burwood Road Hawthorn VIC 3122	\$700,000	14-Oct-19
206/609 Burwood Road Hawthorn VIC 3122	\$697,500	08-Oct-19
306/609 Burwood Road Hawthorn VIC 3122	\$705,000	22-Nov-19

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: 20 May 2021



**106/609 Burwood Road Hawthorn  
VIC 3122**

 2  2  1

Sold Price **\$700,000** Sold Date **14-Oct-19**

Distance **0.53km**

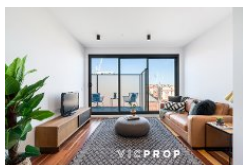


**206/609 Burwood Road Hawthorn  
VIC 3122**

 2  2  1

Sold Price **\$697,500** Sold Date **08-Oct-19**

Distance **0.53km**



**306/609 Burwood Road Hawthorn  
VIC 3122**

 2  2  1

Sold Price **\$705,000** Sold Date **22-Nov-19**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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