

## 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

406/377-383 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

\$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 Sep 2020

to

31 Aug 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

505/377-383 Burwood Road Hawthorn VIC 3122	\$377,000	05-Mar-21
605/377-383 Burwood Road Hawthorn VIC 3122	\$345,000	17-Jul-20
704/377-383 Burwood Road Hawthorn VIC 3122	\$379,000	22-Feb-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: 29 September 2021



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**505/377-383 Burwood Road  
Hawthorn VIC 3122**

1 1 1

Sold Price **\$377,000** Sold Date **05-Mar-21**

Distance -



**605/377-383 Burwood Road  
Hawthorn VIC 3122**

1 1 1

Sold Price **\$345,000** Sold Date **17-Jul-20**

Distance -



**704/377-383 Burwood Road  
Hawthorn VIC 3122**

1 1 1

Sold Price **\$379,000** Sold Date **22-Feb-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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