

## 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

or range  
between

\$375,000

&

\$379,000

### 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

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: 23 May 2021

	<b>505/377-383 Burwood Road  Hawthorn VIC 3122</b>	Sold Price	<b>\$377,000</b>	Sold Date	<b>05-Mar-21</b>
	 1  1  1			Distance	-
	<b>605/377-383 Burwood Road  Hawthorn VIC 3122</b>	Sold Price	<b>\$345,000</b>	Sold Date	<b>17-Jul-20</b>
	 1  1  1			Distance	-
	<b>704/377-383 Burwood Road  Hawthorn VIC 3122</b>	Sold Price	<b>\$379,000</b>	Sold Date	<b>22-Feb-21</b>
	 1  1  1			Distance	-

RS = Recent sale      UN = Undisclosed Sale

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