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

204/151 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	\$450,000	&	\$495,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$605,000	Prop	perty type		Unit	Suburb	Hawthorn
Period-from	01 Sep 2020	to	31 Aug 2	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
205/163 Burwood Road Hawthorn VIC 3122	\$495,000	16-Jun-21
6/163 Burwood Road Hawthorn VIC 3122	\$498,000	16-Jul-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: 20 September 2021



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Adam Garvey

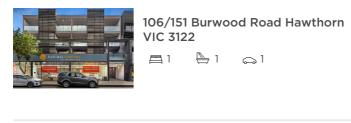
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\$425,000 Sold Date 13-May-21

Distance

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205/163 Burwood Road Hawthorn VIC 3122	Sold Price	\$495,000	Sold Date	16-Jun-21
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Sold Price



	6/163 Burwood Road Hawthorn VIC Sold Price 3122				\$498,0	\$498,000 Sold Date		
2	•	1 🖳	⇔ 1				Distance	0.02km

RS = Recent sale UN = Undisclosed Sale

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