

## 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](http://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

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

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



**106/151 Burwood Road Hawthorn VIC 3122** Sold Price **\$425,000** Sold Date **13-May-21**

 1  1  1

Distance -



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

 2  1  1

Distance **0.02km**



**6/163 Burwood Road Hawthorn VIC 3122** Sold Price **\$498,000** Sold Date **16-Jul-21**

 2  1  1

Distance **0.02km**

RS = Recent sale      UN = Undisclosed Sale

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