

## 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

813/377-383 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

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2020

to

31 May 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

311/17 Lynch Street Hawthorn VIC 3122	\$420,000	17-Apr-21
408/17 Lynch Street Hawthorn VIC 3122	\$415,000	18-Mar-21
409/1A Launder Street Hawthorn VIC 3122	\$459,000	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.~~

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**311/17 Lynch Street Hawthorn VIC 3122** Sold Price **\$420,000** Sold Date **17-Apr-21**  
Distance **0.33km**

1 1 1



**408/17 Lynch Street Hawthorn VIC 3122** Sold Price **\$415,000** Sold Date **18-Mar-21**  
Distance **0.33km**

1 1 1



**409/1A Launder Street Hawthorn VIC 3122** Sold Price **\$459,000** Sold Date **22-Feb-21**  
Distance **0.17km**

1 1 1

RS = Recent sale      UN = Undisclosed Sale

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