

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

307/151 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

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2022

to

30 Sep 2023

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

14/168 POWER STREET HAWTHORN VIC 3122	\$385,000	06-Sep-23
18/168 POWER STREET HAWTHORN VIC 3122	\$390,000	21-Aug-23
605/2 TWEED STREET HAWTHORN VIC 3122	\$410,000	26-Jun-23

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 October 2023



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**14/168 POWER STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$385,000** Sold Date **06-Sep-23**

Distance **0.51km**



**18/168 POWER STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$390,000** Sold Date **21-Aug-23**

Distance **0.51km**



**605/2 TWEED STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$410,000** Sold Date **26-Jun-23**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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