

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

214/311 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2024

to

30 Jun 2025

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

317/311 BURWOOD ROAD HAWTHORN VIC 3122	\$377,500	25-Jun-25
808/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$360,000	15-Apr-25
415/311 BURWOOD ROAD HAWTHORN VIC 3122	\$355,000	27-May-25

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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Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



**317/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price ^{RS} **\$377,500** Sold Date **25-Jun-25**

Distance **0km**



**808/377-383 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$360,000** Sold Date **15-Apr-25**

Distance **0.34km**



**415/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$355,000** Sold Date **27-May-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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