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	1/696 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,330,000

Median sale price

Median price $2,400,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 six 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
1	27 Loch St HAWTHORN EAST 3123	$1,321,000	12/11/2024
2	8 Mayston St HAWTHORN EAST 3123	$1,350,000	23/10/2024
3	2 Carrington Av HAWTHORN EAST 3123	$1,280,000	21/09/2024

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 six months.~~

This Statement of Information was prepared on: 18/11/2024 10:22

1/696 Burwood Road, Hawthorn East Vic 3123

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3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,330,000
Median House Price
Year ending September 2024: $2,400,000

Comparable Properties



27 Loch St HAWTHORN EAST 3123 (REI)

2 1 -

Price: $1,321,000
Method: Private Sale
Date: 12/11/2024
Property Type: House

Agent Comments



8 Mayston St HAWTHORN EAST 3123 (REI)

2 1 1

Price: $1,350,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)

Agent Comments



2 Carrington Av HAWTHORN EAST 3123 (REI/VG)

2 1 2

Price: $1,280,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 278 sqm approx

Agent Comments

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