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	G10/1045 BURKE ROAD, HAWTHORN EAST VIC 3123

Indicative selling price

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

Range between $660,000 & $680,000

Median sale price

Median price | Property type *Unit* | Suburb HAWTHORN EAST

Period - From 01 October 2021 to 30 September 2022 | Source pricefinder

Comparable property sales

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
1/117 VICTORIA RD, HAWTHORN EAST, VIC 3123	$695,000	27/08/2022
2/706 BURWOOD RD, HAWTHORN EAST, VIC 3123	$654,500	11/08/2022
214/708 BURWOOD RD, HAWTHORN EAST, VIC 3123	$728,000	31/07/2022

This Statement of Information was prepared on: 10/10/2022