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	1.08/1045 Burke Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $660,000 Property Type Unit Suburb Hawthorn East

Period - From 24/01/2021 to 23/01/2022 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	10/28 Auburn Gr HAWTHORN EAST 3123	$712,500	27/10/2021
2	414/8 Montrose St HAWTHORN EAST 3123	$685,000	13/10/2021
3	9/247 Riversdale Rd HAWTHORN EAST 3123	$630,000	09/11/2021

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: 24/01/2022 12:02

RT Edgar

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Property Type:
Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
24/01/2021 - 23/01/2022: $660,000

Comparable Properties



10/28 Auburn Gr HAWTHORN EAST 3123 (REI)

2 1 1

Agent Comments

Price: $712,500
Method: Sold Before Auction
Date: 27/10/2021
Property Type: Apartment



414/8 Montrose St HAWTHORN EAST 3123 (VG)

2 - -

Agent Comments

Price: $685,000
Method: Sale
Date: 13/10/2021
Property Type: Strata Unit/Flat



9/247 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

2 1 1

Agent Comments

Price: $630,000
Method: Sold Before Auction
Date: 09/11/2021
Property Type: Apartment

REIV THE DIFFERENCE | propertydata.com.au

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