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	110/1045 Burke Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $650,500 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2019 to 31/12/2019 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	4/12-14 Symonds St HAWTHORN EAST 3123	$669,000	21/03/2020
2	109/28 Auburn Gr HAWTHORN EAST 3123	$650,500	03/04/2020
3	510/377 Burwood Rd HAWTHORN 3122	$600,000	22/02/2020

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: 22/04/2020 12:05

110/1045 Burke Road, Hawthorn East Vic 3123

RT Edgar

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2 1 1

Property Type:
Flat/Unit/Apartment (Res)

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
December quarter 2019: $650,500

Agent Comments

Secure basement parking, Storage Cage, Private Balcony, Air Conditioning, Heating, Security Entry.

Comparable Properties



4/12-14 Symonds St HAWTHORN EAST 3123 (REI)

2 1 1

Price: $669,000
Method: Auction Sale
Date: 21/03/2020
Property Type: Apartment

Agent Comments



109/28 Auburn Gr HAWTHORN EAST 3123 (REI)

2 1 1

Price: $650,500
Method: Private Sale
Date: 03/04/2020
Property Type: Apartment

Agent Comments



510/377 Burwood Rd HAWTHORN 3122 (REI)

2 1 1

Price: $600,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 4
Property Type: Apartment

Agent Comments

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.