

# 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

25/523 Burwood Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$625,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2023 to 30/06/2024 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	103/307 Barkers Rd KEW 3101	\$625,000	04/04/2024
2	66/44 Burwood Rd HAWTHORN 3122	\$585,000	28/03/2024
3	615/200 Burwood Rd HAWTHORN 3122	\$575,000	22/03/2024

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:

13/08/2024 14:34



**Property Type:** Strata Unit/Flat

**Agent Comments**



## Comparable Properties



**103/307 Barkers Rd KEW 3101 (REI/VG)**

**Agent Comments**



**Price:** \$625,000

**Method:** Private Sale

**Date:** 04/04/2024

**Property Type:** Apartment

**66/44 Burwood Rd HAWTHORN 3122 (VG)**

**Agent Comments**



**Price:** \$585,000

**Method:** Sale

**Date:** 28/03/2024

**Property Type:** Strata Unit/Flat

**615/200 Burwood Rd HAWTHORN 3122 (VG)**

**Agent Comments**



**Price:** \$575,000

**Method:** Sale

**Date:** 22/03/2024

**Property Type:** Strata Unit/Flat