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	14/28 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $390,000 & $425,000

Median sale price

Median price $565,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2024 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	7/21 Elphin Gr HAWTHORN 3122	$380,000	26/08/2024
2	22/176 Power St HAWTHORN 3122	$414,000	15/08/2024
3	8/87 Denham St HAWTHORN 3122	$427,500	25/06/2024

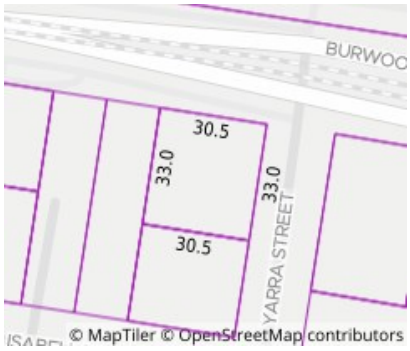
OR

~~**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: 09/09/2024 10:08

14/28 Burwood Road, Hawthorn Vic 3122

Nelson Alexander



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Property Type:
Agent Comments

Indicative Selling Price
$390,000 - $425,000
Median Unit Price
June quarter 2024: $565,000

Comparable Properties



7/21 Elphin Gr HAWTHORN 3122 (REI)

1 1 1

Agent Comments

Price: $380,000
Method: Private Sale
Date: 26/08/2024
Property Type: Apartment



22/176 Power St HAWTHORN 3122 (REI)

1 1 1

Agent Comments

Price: $414,000
Method: Sold Before Auction
Date: 15/08/2024
Property Type: Apartment



8/87 Denham St HAWTHORN 3122 (REI/VG)

1 1 1

Agent Comments

Price: $427,500
Method: Private Sale
Date: 25/06/2024
Property Type: Unit

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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