

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address Including suburb and postcode	393 Burwood Road, Hawthorn
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bedrooms	\$*	Or range between	\$795,000	&	\$870,000
2 Bedrooms	\$*	Or range between	\$915,000	&	\$919,500
3 Bedrooms	\$1,417,500	Or range between	\$*	&	\$*

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$592,750	Suburb	Hawthorn
Period - From	21/10/2019	To	20/10/2020
Source	Property Data		

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bedrooms	12/765 Burwood Road, Hawthorn East	\$795,000	02/06/2020
	3/125 Riversdale Road, Hawthorn	\$850,000	16/10/2020
	3/25 Isabella Grove, Hawthorn	\$855,000	08/08/2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bedrooms	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bedrooms	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

20/10/2020