



**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
March quarter 2017: \$541,250

## Comparable Properties



111/311 Burwood Rd HAWTHORN 3122  
(REI/VG)

**Agent Comments**



**Price:** \$419,000  
**Method:** Private Sale  
**Date:** 11/03/2017  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 52 sqm



319/81-83 Riversdale Rd HAWTHORN 3122  
(REI/VG)

**Agent Comments**



**Price:** \$419,000  
**Method:** Private Sale  
**Date:** 17/01/2017  
**Rooms:** 4  
**Property Type:** Apartment



223/2 Golding St HAWTHORN 3122 (REI)

**Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 09/02/2017  
**Rooms:** 2  
**Property Type:** Apartment

**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 703/410-420 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 \$400,000 & \$440,000

**Median sale price**

Median price \$541,250 Unit X Suburb Hawthorn

Period - From 01/01/2017 to 31/03/2017 Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
111/311 Burwood Rd HAWTHORN 3122	\$419,000	11/03/2017
319/81-83 Riversdale Rd HAWTHORN 3122	\$419,000	17/01/2017
223/2 Golding St HAWTHORN 3122	\$410,000	09/02/2017