Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

3/17 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$500,000	&	\$540,000
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Median sale price

Median price	\$580,000	Pro	perty Type U	nit		Suburb	Hawthorn East
Period - From	01/10/2018	to	30/09/2019	Sc	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	7/36 Auburn Gr HAWTHORN EAST 3123	\$547,000	22/11/2019
2	3/787 Burwood Rd HAWTHORN EAST 3123	\$520,000	20/08/2019
3	1/333 Auburn Rd HAWTHORN EAST 3123	\$502,000	24/09/2019

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:	02/12/2019 16:00



Date of sale



Damien Davis 9809 8905 0409 961 264 damiendavis@jelliscraig.com.au

Indicative Selling Price \$500,000 - \$540,000 Median Unit Price Year ending September 2019: \$580,000



Property Type: Apartment Land Size: Internal 71 sqm approx

Agent Comments

Comparable Properties



7/36 Auburn Gr HAWTHORN EAST 3123 (REI)

Price: \$547,000

Method: Sold Before Auction

Date: 22/11/2019

Property Type: Apartment



3/787 Burwood Rd HAWTHORN EAST 3123

(REI/VG)

= 2 **=** 1 **=**

Price: \$520,000 **Method:** Private Sale **Date:** 20/08/2019

Property Type: Apartment



1/333 Auburn Rd HAWTHORN EAST 3123 (REI) Agent Comments

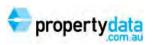
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Price: \$502,000 Method: Private Sale Date: 24/09/2019

Property Type: Apartment

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511





Agent Comments

Agent Comments