

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 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

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2018 to 30/09/2019 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	7/36 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



Property Type: Apartment

Land Size: Internal 71 sqm
approx

Agent Comments

Comparable Properties



7/36 Auburn Gr HAWTHORN EAST 3123 (REI) Agent Comments



Price: \$547,000

Method: Sold Before Auction

Date: 22/11/2019

Property Type: Apartment



3/787 Burwood Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments



Price: \$520,000

Method: Private Sale

Date: 20/08/2019

Property Type: Apartment



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



Price: \$502,000

Method: Private Sale

Date: 24/09/2019

Property Type: Apartment