

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 6/311 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$345,000 & \$375,000

Median sale price

Median price \$585,250 Property Type Unit Suburb Hawthorn

Period - From 01/07/2019 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	705/377 Burwood Rd HAWTHORN 3122	\$370,000	12/09/2019
2	3/146 Power St HAWTHORN 3122	\$360,000	31/08/2019
3	3/2 Launder St HAWTHORN 3122	\$354,000	15/07/2019

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: 25/10/2019 10:26



Property Type: Apartment
Land Size: 51 (approx) sqm approx
Agent Comments

Indicative Selling Price
\$345,000 - \$375,000

Median Unit Price
September quarter 2019: \$585,250

Comparable Properties



705/377 Burwood Rd HAWTHORN 3122 (REI) **Agent Comments**



Price: \$370,000
Method: Private Sale
Date: 12/09/2019
Property Type: Apartment



3/146 Power St HAWTHORN 3122 (REI) **Agent Comments**



Price: \$360,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 2
Property Type: Apartment



3/2 Launder St HAWTHORN 3122 (REI/VG) **Agent Comments**



Price: \$354,000
Method: Private Sale
Date: 15/07/2019
Rooms: 2
Property Type: Apartment