

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

7/12 Auburn Grove Hawthorn East VIC 3123

Indicative selling price

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

Single Price

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,999

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 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

307/12 Albert Street Hawthorn East VIC 3123	\$380,000	18-Dec-21
3/74-76 Auburn Road Hawthorn VIC 3122	\$410,000	23-Sep-21
8/127 Riversdale Road Hawthorn VIC 3122	\$410,000	08-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 24 February 2022



307/12 Albert Street Hawthorn East VIC 3123 Sold Price **\$380,000** Sold Date **18-Dec-21**

 1  1  1

Distance **0.31km**



3/74-76 Auburn Road Hawthorn VIC 3122 Sold Price **\$410,000** Sold Date **23-Sep-21**

 1  1  1

Distance **0.56km**



8/127 Riversdale Road Hawthorn VIC 3122 Sold Price Sold Date **08-Nov-21**

 1  1  -

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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