

# 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

4/4-6 Auburn Grove, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$570,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2022 to 31/12/2022 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 | 4/564 Glenferrie Rd HAWTHORN 3122 | \$570,000 | 29/10/2022   |
| 2 | 7/167 Power St HAWTHORN 3122      | \$550,000 | 07/10/2022   |
| 3 | 4/44-46 Liddiard St HAWTHORN 3122 | \$540,000 | 16/01/2023   |

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:

23/02/2023 12:10

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2 1 1

Rooms: 2  
Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$540,000 - \$570,000  
Median Unit Price  
December quarter 2022: \$595,000

## Comparable Properties



4/564 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$570,000  
Method: Private Sale  
Date: 29/10/2022  
Property Type: Apartment



7/167 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$550,000  
Method: Private Sale  
Date: 07/10/2022  
Property Type: Apartment



4/44-46 Liddiard St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$540,000  
Method: Private Sale  
Date: 16/01/2023  
Property Type: Apartment