

# 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

17/19 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 & \$565,000

### Median sale price

Median price \$579,400 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

	Address of comparable property	Price	Date of sale
1	7/137 Victoria Rd HAWTHORN EAST 3123	\$570,000	04/11/2023
2	4/36 Mayston St HAWTHORN EAST 3123	\$565,000	19/01/2024
3	2/183 Auburn Rd HAWTHORN 3122	\$540,000	05/10/2023

This Statement of Information was prepared on:

05/03/2024