

## 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

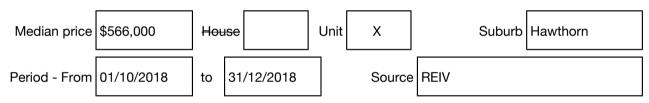
9/61 Auburn Road, Hawthorn Vic 3122 d de

#### Indicative selling price

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

Range between	\$360,000	&	\$396,000

#### Median sale price



#### 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	5/197 Auburn Rd HAWTHORN 3122	\$390,000	09/10/2018
2	3/69 Auburn Rd HAWTHORN 3122	\$360,000	21/11/2018
3	8/12 Auburn Gr HAWTHORN EAST 3123	\$355,000	08/12/2018

#### 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.

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# woodards



Rooms: Property Type: Flat Agent Comments Internal area 50sqm Karen Chung 9805 1111 0488 618 816 kchung@woodards.com.au

Indicative Selling Price \$360,000 - \$396,000 Median Unit Price December quarter 2018: \$566,000

# **Comparable Properties**

5/197 Auburn Rd HAWTHORN 3122 (REI/VG) 1 1 1 1 1 1 1 Price: \$390,000 Method: Private Sale Date: 09/10/2018 Rooms: 3 Property Type: Apartment	Agent Comments Comparable property with larger living area and WIR but no balcony.
3/69 Auburn Rd HAWTHORN 3122 (REI/VG) 1 1 1 1 1 1 1 Price: \$360,000 Method: Private Sale Date: 21/11/2018 Rooms: 3 Property Type: Apartment	Agent Comments Ground floor apartment with no balcony
8/12 Auburn Gr HAWTHORN EAST 3123 (REI)	Agent Comments Similar property with no balcony



Price: \$355,000 Method: Auction Sale Date: 08/12/2018 Rooms: -Property Type: Apartment

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