

## 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

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

Range between \$360,000

&amp;

\$396,000

**Median sale price**

Median price \$566,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/10/2018

to

31/12/2018

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	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.



 1  1  1

**Rooms:**

**Property Type:** Flat

**Agent Comments**

Internal area 50sqm

## Comparable Properties



**5/197 Auburn Rd HAWTHORN 3122 (REI/VG)**

 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

**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)**

 1  1  1

**Price:** \$355,000

**Method:** Auction Sale

**Date:** 08/12/2018

**Rooms:** -

**Property Type:** Apartment

**Agent Comments**

Similar property with no balcony