

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

8/352 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

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

Period - From 01/04/2021 to 31/03/2022 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	9/146 Power St HAWTHORN 3122	\$620,000	15/05/2022
2	5/352 Auburn Rd HAWTHORN 3122	\$610,000	19/02/2022
3	10/50 Leura Gr HAWTHORN EAST 3123	\$583,000	28/04/2022

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:

26/05/2022 14:42

Luke Saville
0437 720 806
luquesaville@theagency.com.au



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
Year ending March 2022: \$595,000

Comparable Properties



9/146 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method: Sold After Auction
Date: 15/05/2022
Property Type: Apartment



5/352 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 -

Price: \$610,000
Method: Private Sale
Date: 19/02/2022
Property Type: Apartment



10/50 Leura Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$583,000
Method: Private Sale
Date: 28/04/2022
Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388