## 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

6/8 Auburn Grove Hawthorn East VIC 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$600,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$610,000	Prope	erty type	Unit		Suburb	Hawthorn East
Period-from	01 Nov 2018	to	31 Oct 2	2019	Source		Corelogic

#### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

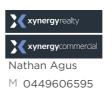
Address of comparable property	Price	Date of sale
6/22 Auburn Grove Hawthorn East VIC 3123	\$580,000	30-Jul-19
2/29 Elphin Grove Hawthorn VIC 3122	\$601,000	09-Nov-19
4/23 Glen Street Hawthorn VIC 3122	\$600,000	26-Oct-19

#### 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 6 months.

This Statement of Information was prepared on: 27 November 2019





E sales1@xynergy.com.au



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6/22 Auburn Grove Hawthorn East Sold Price VIC 3123

\$580,000 Sold Date 30-Jul-19

Distance 0.13km

2/29 Elphin Grove Hawthorn VIC 3122

\$ 1

 $\triangle$  1

Sold Price

RS \$601,000 Sold Date 09-Nov-19

Distance 0.86km



4/23 Glen Street Hawthorn VIC 3122

Sold Price

**\$600,000** Sold Date **26-Oct-19** 

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Distance 1.08km

RS = Recent sale UN = Undisclosed Sale

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