

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

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2018

to

31 Oct 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



6/22 Auburn Grove Hawthorn East VIC 3123

Sold Price

\$580,000

Sold Date

30-Jul-19

2 1 1

Distance

0.13km



2/29 Elphin Grove Hawthorn VIC 3122

Sold Price

^{RS} **\$601,000**

Sold Date

09-Nov-19

2 1 1

Distance

0.86km



4/23 Glen Street Hawthorn VIC 3122

Sold Price

\$600,000

Sold Date

26-Oct-19

2 1 1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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