## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 35/219-227 Auburn Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$450,000		&		\$495,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	03/09/2023	to	02/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	10/564 Glenferrie Rd HAWTHORN 3122	\$491,000	13/07/2024
2	1/111 Riversdale Rd HAWTHORN 3122	\$450,000	03/05/2024
3			

OR

**B**<sup>\*</sup> 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:

03/09/2024 10:02







Property Type: Apartment Agent Comments

94703390 0403020404 tim@heavyside.co **Indicative Selling Price** 

Tim Heavyside

\$450,000 - \$495,000 **Median Unit Price** 03/09/2023 - 02/09/2024: \$580,000

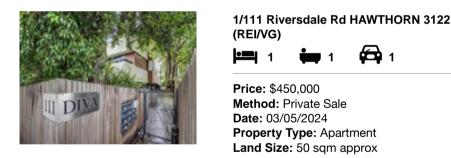
# **Comparable Properties**



10/564 Glenferrie Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$491.000 Method: Auction Sale Date: 13/07/2024 Property Type: Apartment



propertydata

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 - Heavyside



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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.

Agent Comments