

# 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

12/17 Auburn Grove, Hawthorn East Vic 3123

### Indicative selling price

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

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

### Median sale price

Median price \$675,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2021 to 31/12/2021 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	5/11 Grandview Gr HAWTHORN EAST 3123	\$660,000	16/12/2021
2	9/247 Riversdale Rd HAWTHORN EAST 3123	\$630,000	09/11/2021
3	11/187 Auburn Rd HAWTHORN 3122	\$600,000	11/12/2021

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:

25/01/2022 14:45



2 1 1

**Rooms:** 5  
**Property Type:** Apartment  
**Agent Comments**

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**Indicative Selling Price**  
 \$580,000 - \$620,000  
**Median Unit Price**  
 December quarter 2021: \$675,000

## Comparable Properties



**5/11 Grandview Gr HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2 1 1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 16/12/2021  
**Property Type:** Apartment



**9/247 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$630,000  
**Method:** Sold Before Auction  
**Date:** 09/11/2021  
**Property Type:** Apartment



**11/187 Auburn Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2 1 1

**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** Unit