## 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 2/20 Auburn Grove, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$880,000					
Median sale p	rice									
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Hawthorn East		
Period - From	01/01/2021	to	31/12/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2/152 Power St HAWTHORN 3122	\$860,000	12/01/2022
2	5/428 Tooronga Rd HAWTHORN EAST 3123	\$817,500	31/12/2021
3	5/285 Barkers Rd KEW 3101	\$807,000	26/02/2022

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:

17/03/2022 15:59









Property Type: Townhouse (Single) Land Size: 71 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending December 2021: \$645,000

# **Comparable Properties**





Price: \$860,000 Method: Sale Date: 12/01/2022 Property Type: Flat/Unit/Apartment (Res)



5/428 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments

Agent Comments



Price: \$817,500 Method: Private Sale Date: 31/12/2021 Property Type: Unit

5/285 Barkers Rd KEW 3101 (REI)



Agent Comments

Price: \$807,000 Method: Auction Sale Date: 26/02/2022 Property Type: Unit

#### Account - Philip Webb



property data

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