

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

2/20 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Hawthorn East

Period - From 01/01/2021

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	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



 2  1  1

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

2/152 Power St HAWTHORN 3122 (VG)

Agent Comments

 2  -  -

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

 2  1  1

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



5/285 Barkers Rd KEW 3101 (REI)

Agent Comments

 2  1  1

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

Account - Philip Webb