

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

9/1-5 Auburn Grove, Hawthorn East Vic 3123

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$630,000

Median sale price

Median price \$690,000

House

Unit

X

Suburb

Hawthorn East

Period - From 01/01/2018

to

31/03/2018

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	7/26 Auburn Gr HAWTHORN EAST 3123	\$627,000	21/04/2018
2	6/179 Power St HAWTHORN 3122	\$606,000	21/04/2018
3	4/26 Auburn Gr HAWTHORN EAST 3123	\$585,000	07/04/2018

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.

Karen Chung

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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

March quarter 2018: \$690,000



 2  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



7/26 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  -

Price: \$627,000

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: Apartment



6/179 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$606,000

Method: Auction Sale

Date: 21/04/2018

Rooms: 4

Property Type: Apartment



4/26 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$585,000

Method: Auction Sale

Date: 07/04/2018

Rooms: 4

Property Type: Apartment