

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

208/28 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2021

to

30/09/2021

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	10/28 Auburn Gr HAWTHORN EAST 3123	\$712,500	27/10/2021
2	11/64 Anderson Rd HAWTHORN EAST 3123	\$705,000	25/11/2021
3	102/6 Butler St CAMBERWELL 3124	\$620,000	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:

20/01/2022 15:40

 2  1  1
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

September quarter 2021: \$695,000

Comparable Properties

**10/28 Auburn Gr HAWTHORN EAST 3123 (REI)**

Agent Comments

 2  1  1
Price: \$712,500**Method:** Sold Before Auction**Date:** 27/10/2021**Property Type:** Apartment

Located in the same building, this apartment offers a similar floor plan and specification; however, it does have a courtyard.

**11/64 Anderson Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

 2  2  1
Price: \$705,000**Method:** Private Sale**Date:** 25/11/2021**Property Type:** Apartment

Location is not as central to shops, etc., but this building also tends to perform quite well. The apartment does offer a similar specification, but is located right near the garage door to the building, which negatively affected the result.

**102/6 Butler St CAMBERWELL 3124 (REI)**

Agent Comments

 2  1  1
Price: \$620,000**Method:** Auction Sale**Date:** 11/12/2021**Property Type:** Apartment

Located within a similar locale to Auburn Grove, this apartment is within a building that tends to perform quite well. However, this apartment is smaller in size and has a car stacker, which negatively affected the result.