

## 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

11/5 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) (\*Delete single price or range as applicable)

Single Price

\$649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### 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 6 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 20/11 AUBURN GROVE HAWTHORN EAST VIC 3123  | \$635,000 | 12-Nov-21 |
| 12/17 AUBURN GROVE HAWTHORN EAST VIC 3123  | \$674,000 | 11-Feb-22 |
| 208/28 AUBURN GROVE HAWTHORN EAST VIC 3123 | \$652,000 | 11-Feb-22 |

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 6 months.

This Statement of Information was prepared on: 30 April 2022



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**20/11 AUBURN GROVE  
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$635,000** Sold Date **12-Nov-21**

Distance **0.1km**



**12/17 AUBURN GROVE HAWTHORN  
EAST VIC 3123**

2 1 1

Sold Price **\$674,000** Sold Date **11-Feb-22**

Distance **0.14km**



**208/28 AUBURN GROVE  
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$652,000** Sold Date **11-Feb-22**

Distance **0.23km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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