

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

2/25 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$825,000

Median sale price

Median price

\$661,750

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2021

to

30/06/2022

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	1/186 Cotham Rd KEW 3101	\$840,000	05/03/2022
2	5/285 Barkers Rd KEW 3101	\$807,000	26/02/2022
3	3/20 Wattle Rd HAWTHORN 3122	\$800,000	20/06/2022

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:

22/08/2022 13:08

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2 1 1

Property Type: Villa
Agent Comments

Indicative Selling Price
\$825,000
Median Unit Price
Year ending June 2022: \$661,750

Comparable Properties



1/186 Cotham Rd KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$840,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Unit



5/285 Barkers Rd KEW 3101 (REI/VG)

Agent Comments

2 1 1

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



3/20 Wattle Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$800,000
Method: Private Sale
Date: 20/06/2022
Property Type: Apartment

Account - The Agency Port Phillip | P: 03 8578 0388