

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

6/333 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$440,000

&

\$470,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2019

to 31/12/2019

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	5/66 Edgar St.N GLEN IRIS 3146	\$470,000	09/11/2019
2	9/167 Riversdale Rd HAWTHORN 3122	\$469,999	15/11/2019
3	3/68 Edgar St.N GLEN IRIS 3146	\$460,000	20/12/2019

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:

27/02/2020 15:16

6/333 Auburn Road, Hawthorn Vic 3122

Terry Fitzpatrick
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Property Type:
Flat/Unit/Apartment (Res)
Land Size: 1023.495 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$470,000
Median Unit Price
December quarter 2019: \$600,000

Comparable Properties



5/66 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$470,000
Method: Private Sale
Date: 09/11/2019
Property Type: Apartment



9/167 Riversdale Rd HAWTHORN 3122 (VG)

Agent Comments

2 - -

Price: \$469,999
Method: Sale
Date: 15/11/2019
Property Type: Strata Unit/Flat



3/68 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$460,000
Method: Private Sale
Date: 20/12/2019
Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.