

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

27/219-227 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$770,000

&

\$820,000

Median sale price

Median price \$2,160,000

Property Type House

Suburb Hawthorn

Period - From 01/07/2020

to 30/09/2020

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	2/14 Launder St HAWTHORN 3122	\$840,000	01/08/2020
2	1/87 Elgin St HAWTHORN 3122	\$775,000	31/08/2020
3	7/576 Riversdale Rd CAMBERWELL 3124	\$750,000	30/06/2020

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:

21/10/2020 09:58



Rooms: Home office

Property Type: Townhouse

Agent Comments

2 secure carparks, powder room, balcony

Comparable Properties



2/14 Launder St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 01/08/2020

Property Type: Townhouse (Res)



1/87 Elgin St HAWTHORN 3122 (VG)

Agent Comments



Price: \$775,000

Method: Sale

Date: 31/08/2020

Property Type: Flat/Unit/Apartment (Res)



7/576 Riversdale Rd CAMBERWELL 3124 (VG)

Agent Comments



Price: \$750,000

Method: Sale

Date: 30/06/2020

Property Type: Strata Unit/Flat