

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

1/333 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$425,000

&

\$465,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Hawthorn

Period - From

27/01/2024

to

26/01/2025

Source

Property Data

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	7/29-31 Auburn Gr HAWTHORN EAST 3123	\$445,000	25/09/2024
2	11/71 Edgar St.N GLEN IRIS 3146	\$437,000	03/08/2024
3			

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:

27/01/2025 08:43



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$425,000 - \$465,000

Median Unit Price

27/01/2024 - 26/01/2025: \$575,000

Comparable Properties



7/29-31 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$445,000

Method: Private Sale

Date: 25/09/2024

Property Type: Unit



11/71 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$437,000

Method: Private Sale

Date: 03/08/2024

Property Type: Apartment

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.

Account - Ryan Property Specialists | P: 03 9899 6099



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