

# 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

7/36 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)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2019 to 30/09/2019 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	7/44 Elphin Gr HAWTHORN 3122	\$540,000	08/10/2019
2	3/787 Burwood Rd HAWTHORN EAST 3123	\$520,000	20/08/2019
3	5/20 Victoria Gr HAWTHORN EAST 3123	\$480,000	01/06/2019

**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:

06/11/2019 14:58

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**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

September quarter 2019: \$580,000



 2    1    1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



7/44 Elphin Gr HAWTHORN 3122 (REI)

 2    1    1

**Price:** \$540,000

**Method:** Sold Before Auction

**Date:** 08/10/2019

**Property Type:** Apartment

Agent Comments

Original brick with car park and balcony.



3/787 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

 2    1    1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 20/08/2019

**Property Type:** Apartment

Agent Comments

Original brick with car park and no balcony.



5/20 Victoria Gr HAWTHORN EAST 3123 (REI/VG)

 2    1    1

**Price:** \$480,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Property Type:** Apartment

Agent Comments

Original brick with car park and no balcony.