Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	7/36 Auburn Grove, Hawthorn East Vic 3123
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Indicative selling price

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

Median sale price

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	Hawthorn East
Period - From	01/07/2019	to	30/09/2019	s	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale



Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

Indicative Selling Price \$490,000 - \$530,000 **Median Unit Price** September quarter 2019: \$580,000





Property Type: Apartment **Agent Comments**

Comparable Properties



7/44 Elphin Gr HAWTHORN 3122 (REI)





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)

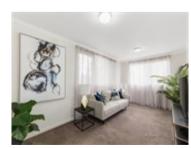


Price: \$520,000 Method: Private Sale Date: 20/08/2019

Property Type: Apartment

Agent Comments

Original brick with car park and no balcony.



5/20 Victoria Gr HAWTHORN EAST 3123

(REI/VG)

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Price: \$480.000

Property Type: Apartment

Method: Auction Sale Date: 01/06/2019

Agent Comments

Original brick with car park and no balcony.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



