

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

12/60 AUBURN ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$219,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

20/29 LYNCH STREET HAWTHORN VIC 3122	\$203,000	17-May-22
5/17 PARK STREET HAWTHORN VIC 3122	\$212,000	07-Mar-22
4/17 PARK STREET HAWTHORN VIC 3122	\$220,000	04-May-22

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 6 months.~~

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20/29 LYNCH STREET HAWTHORN VIC 3122 Sold Price ^{RS} **\$203,000** Sold Date **17-May-22**

1 1 -

Distance **0.95km**



5/17 PARK STREET HAWTHORN VIC 3122 Sold Price **\$212,000** Sold Date **07-Mar-22**

1 1 -

Distance **0.69km**



4/17 PARK STREET HAWTHORN VIC 3122 Sold Price **\$220,000** Sold Date **04-May-22**

1 1 -

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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