

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

6/25 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2020

to

30/06/2021

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	4/541 Tooronga Rd HAWTHORN EAST 3123	\$765,000	22/05/2021
2	4/372 Auburn Rd HAWTHORN 3122	\$755,000	17/07/2021
3	3/12 Edgevale Rd KEW 3101	\$741,000	17/04/2021

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:

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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending June 2021: \$630,000

Comparable Properties



4/541 Tooronga Rd HAWTHORN EAST 3123 (VG)

Agent Comments

2 - -

Price: \$765,000
Method: Sale
Date: 22/05/2021
Property Type: Flat/Unit/Apartment (Res)



4/372 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$755,000
Method: Auction Sale
Date: 17/07/2021
Property Type: Apartment



3/12 Edgevale Rd KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$741,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Villa

Account - The Agency Boroondara | P: 03 8578 0399