

# 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 47 Auburn Road, Hawthorn VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,300,000 & \$4,730,000

### Median sale price

Median price \$2,420,000 Property type House Suburb Hawthorn

Period - From 01/07/2022 to 30/09/2022 Source REIV

### Comparable property sales

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
6 Franks Grove, Kew	\$4,750,000	17/06/2022
56 Elphin Grove, Hawthorn	\$4,520,000	14/06/2022
7 Goodall Street, Hawthorn	\$4,800,000	13/06/2022

This Statement of Information was prepared on: 15 October 2022