

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

4/28 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$610,500 Property Type Unit Suburb Hawthorn East

Period - From 06/09/2023 to 05/09/2024 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	12/11 Grandview Gr HAWTHORN EAST 3123	\$656,000	24/08/2024
2	1/36 Auburn Gr HAWTHORN EAST 3123	\$675,000	10/08/2024
3	2/74-76 Rathmines Rd HAWTHORN EAST 3123	\$712,500	31/05/2024

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:

06/09/2024 15:20

Luke Saville
0437 720 806
lukesaville@theagency.com.au



2 1 1

Property Type: Apartment
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
06/09/2023 - 05/09/2024: \$610,500

Comparable Properties



12/11 Grandview Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$656,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Apartment



1/36 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$675,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit



2/74-76 Rathmines Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$712,500
Method: Private Sale
Date: 31/05/2024
Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388



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