

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

11/203 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$350,000

&

\$380,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2022

to

31/12/2022

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	9/19 Riversdale Rd HAWTHORN 3122	\$385,000	14/12/2022
2	12/76a Campbell Rd HAWTHORN EAST 3123	\$380,000	09/01/2023
3	8/71 Auburn Rd HAWTHORN 3122	\$358,000	22/12/2022

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:

30/01/2023 10:46



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
Year ending December 2022: \$610,000

Comparable Properties



9/19 Riversdale Rd HAWTHORN 3122 (REI) **Agent Comments**

1 1 -

Price: \$385,000
Method: Private Sale
Date: 14/12/2022
Property Type: Apartment



12/76a Campbell Rd HAWTHORN EAST 3123 (REI) **Agent Comments**

1 1 -

Price: \$380,000
Method: Private Sale
Date: 09/01/2023
Property Type: Apartment



8/71 Auburn Rd HAWTHORN 3122 (REI) **Agent Comments**

1 1 1

Price: \$358,000
Method: Private Sale
Date: 22/12/2022
Property Type: Apartment