

## 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

1/11 Grandview Grove, Hawthorn East Vic 3123

#### Indicative selling price

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

Range between \$600,000

&

\$650,000

#### Median sale price

Median price \$597,000

House

Unit

X

Suburb

Hawthorn East

Period - From 01/10/2017

to

31/12/2017

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	15/19 Auburn Gr HAWTHORN EAST 3123	\$663,000	25/11/2017
2	9/187 Auburn Rd HAWTHORN 3122	\$611,000	09/12/2017
3	11/21 Auburn Gr HAWTHORN EAST 3123	\$608,000	02/12/2017

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.

Andrew James

03 9509 0411

0411 420 788

ajames@hockingstuart.com.au

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

December quarter 2017: \$597,000



2  
 1  
 1

**Rooms:****Property Type:** Apartment**Agent Comments**

Outstanding two bedroom apartment in leafy block with undercover parking enjoys walking proximity to Camberwell Junction.

## Comparable Properties



**15/19 Auburn Gr HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

2  
 1  
 1

**Price:** \$663,000**Method:** Auction Sale**Date:** 25/11/2017**Rooms:** 3**Property Type:** Apartment

**9/187 Auburn Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2  
 1  
 -

**Price:** \$611,000**Method:** Auction Sale**Date:** 09/12/2017**Rooms:** -**Property Type:** Apartment

**11/21 Auburn Gr HAWTHORN EAST 3123 (REI)** **Agent Comments**

2  
 1  
 1

**Price:** \$608,000**Method:** Auction Sale**Date:** 02/12/2017**Rooms:** -**Property Type:** Apartment