

# 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

3/74 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 \$380,000 & \$410,000

### Median sale price

Median price \$603,500 Property Type Unit Suburb Hawthorn

Period - From 01/01/2021 to 31/03/2021 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 | 2/74 Auburn Rd HAWTHORN 3122    | \$410,000 | 17/04/2021   |
| 2 | 17/197 Auburn Rd HAWTHORN 3122  | \$427,000 | 27/02/2021   |
| 3 | 15/523 Burwood Rd HAWTHORN 3122 | \$403,500 | 06/06/2021   |

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:

09/07/2021 12:43

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**Indicative Selling Price**  
\$380,000 - \$410,000  
**Median Unit Price**  
March quarter 2021: \$603,500



**Rooms:** 3  
**Property Type:** Flat  
**Agent Comments**

## Comparable Properties



**2/74 Auburn Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Auction Sale  
**Date:** 17/04/2021  
**Property Type:** Unit



**17/197 Auburn Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$427,000  
**Method:** Private Sale  
**Date:** 27/02/2021  
**Property Type:** Apartment



**15/523 Burwood Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$403,500  
**Method:** Private Sale  
**Date:** 06/06/2021  
**Property Type:** Unit