

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

4/384 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$592,750

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2020

to 30/09/2020

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	6/8 Auburn Gr HAWTHORN EAST 3123	\$600,000	13/10/2020
2	5/166 Power St HAWTHORN 3122	\$582,500	07/07/2020
3	10/12-14 Symonds St HAWTHORN EAST 3123	\$580,000	09/11/2020

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:

26/11/2020 10:58



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Property Type:

Agent Comments

Lock up garage

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

September quarter 2020: \$592,750

Comparable Properties



6/8 Auburn Gr HAWTHORN EAST 3123 (VG)

Agent Comments

 2  -  -

Price: \$600,000

Method: Sale

Date: 13/10/2020

Property Type: Strata Unit/Flat



5/166 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$582,500

Method: Private Sale

Date: 07/07/2020

Rooms: 4

Property Type: Apartment



10/12-14 Symonds St HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$580,000

Method: Expression of Interest

Date: 09/11/2020

Property Type: Apartment