

# 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

8/333 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 \$400,000

&

\$440,000

### Median sale price

Median price \$560,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2023

to

31/03/2023

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 | 7/333 Auburn Rd HAWTHORN 3122     | \$452,500 | 05/04/2023   |
| 2 | 1/576 Glenferrie Rd HAWTHORN 3122 | \$460,000 | 09/11/2022   |
| 3 | 4/62 Edgar St.N GLEN IRIS 3146    | \$448,000 | 24/02/2023   |

**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:

01/05/2023 20:51



 2  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

March quarter 2023: \$560,000

## Comparable Properties

7/333 Auburn Rd HAWTHORN 3122 (REI)

**Agent Comments**

 2  1  1

**Price:** \$452,500

**Method:**

**Date:** 05/04/2023

**Property Type:** Flat



1/576 Glenferrie Rd HAWTHORN 3122 (REI/VG) **Agent Comments**

 2  1  1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 09/11/2022

**Property Type:** Apartment



4/62 Edgar St.N GLEN IRIS 3146 (REI)

**Agent Comments**

 2  1  1

**Price:** \$448,000

**Method:** Private Sale

**Date:** 24/02/2023

**Property Type:** Apartment