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

8/8 Auburn Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between | $580,000 | & | $627,000

Median sale price

| Median price | $669,000 | Property Type | Unit | Suburb | Hawthorn East |
| Period - From | 01/10/2019 | 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	301/2 Tweed St HAWTHORN 3122	$620,000	17/05/2020
2	4/22 Auburn Gr HAWTHORN EAST 3123	$605,000	11/11/2020
3	414/12 Albert St HAWTHORN EAST 3123	$598,000	19/08/2020

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: 16/11/2020 17:32

Noel Jones

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Indicative Selling Price
$580,000 - $627,000
Median Unit Price
Year ending September 2020: $669,000

🛏 2   🛁 1   🚗 1

Property Type:

Agent Comments

Comparable Properties

301/2 Tweed St HAWTHORN 3122 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $620,000
Method: Private Sale
Date: 17/05/2020
Rooms: 5
Property Type: Apartment

Agent Comments

4/22 Auburn Gr HAWTHORN EAST 3123 (REI)

🛏 2   🛁 1   🚗 1

Price: $605,000
Method: Auction Sale
Date: 11/11/2020
Property Type: Apartment

Agent Comments

414/12 Albert St HAWTHORN EAST 3123 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $598,000
Method: Private Sale
Date: 19/08/2020
Property Type: Apartment

Agent Comments

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