

# 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](http://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

8/8 Auburn Road, Hawthorn East Vic 3123



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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)**

Agent Comments

2 2 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 17/05/2020

**Rooms:** 5

**Property Type:** Apartment



**4/22 Auburn Gr HAWTHORN EAST 3123 (REI)**

Agent Comments

2 1 1

**Price:** \$605,000

**Method:** Auction Sale

**Date:** 11/11/2020

**Property Type:** Apartment



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

Agent Comments

2 2 1

**Price:** \$598,000

**Method:** Private Sale

**Date:** 19/08/2020

**Property Type:** Apartment

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.