

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

G04/177 Auburn Road, Hawthorn VIC 3122

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$635,000

Property type

Unit

Suburb

Hawthorn

Period - From

01/04/2022

to

30/06/2022

Source

REIV

Comparable property sales

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
2/51 Auburn Road, Hawthorn	\$1,375,000	16/08/2022
1/561 Glenferrie Road, Hawthorn	\$1,100,000	21/05/2022
2/19 Glen Street, Hawthorn	\$1,453,000	08/03/2022

This Statement of Information was prepared on:

26 August 2022