

# 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

22/88-92 Victoria 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 \$550,000 & \$600,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Hawthorn East

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	8/117 Victoria Rd HAWTHORN EAST 3123	\$581,000	21/03/2023
2	10/17 Auburn Gr HAWTHORN EAST 3123	\$560,000	04/03/2023
3	6/333 Auburn Rd HAWTHORN 3122	\$512,500	15/04/2023

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:

03/05/2023 10:57



2   
 1   
 1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$550,000 - \$600,000  
**Median Unit Price**  
 March quarter 2023: \$565,000

## Comparable Properties



**8/117 Victoria Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2   
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 1

**Price:** \$581,000  
**Method:** Private Sale  
**Date:** 21/03/2023  
**Property Type:** Unit



**10/17 Auburn Gr HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$560,000  
**Method:** Auction Sale  
**Date:** 04/03/2023  
**Property Type:** Unit



**6/333 Auburn Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$512,500  
**Method:** Auction Sale  
**Date:** 15/04/2023  
**Property Type:** Unit

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799