

# 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

101/28 Auburn Grove, 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 \$490,000

&

\$530,000

### Median sale price

Median price \$555,000

Property Type Unit

Suburb Hawthorn East

Period - From 01/01/2022

to 31/03/2022

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	206/6 Lisson Gr HAWTHORN 3122	\$520,000	04/05/2022
2	302/38 Harold St HAWTHORN EAST 3123	\$491,729	08/03/2022
3	803/480 Riversdale Rd HAWTHORN EAST 3123	\$480,000	22/03/2022

**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:

13/06/2022 13:19



 1  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

March quarter 2022: \$555,000

## Comparable Properties



**206/6 Lisson Gr HAWTHORN 3122 (REI)**

 1  1  1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 04/05/2022

**Property Type:** Apartment

**Agent Comments**

1 bedroom residence with extra powder room



**302/38 Harold St HAWTHORN EAST 3123 (REI/VG)**

 1  1  1

**Price:** \$491,729

**Method:** Private Sale

**Date:** 08/03/2022

**Property Type:** Apartment

**Agent Comments**

Similar 1 bedroom residence



**803/480 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)**

 1  1  1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 22/03/2022

**Property Type:** Apartment

**Agent Comments**

Aerial building - body corporate fees is relatively higher