

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

8/26 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2021 to 30/09/2021 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	20/181 Power St HAWTHORN 3122	\$585,000	19/07/2021
2	10/88-92 Victoria Rd HAWTHORN EAST 3123	\$582,000	20/11/2021
3	4/155 Power St HAWTHORN 3122	\$550,000	16/11/2021

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:

25/11/2021 17:41



2 1 1

Property Type: Apartment

Agent Comments

Luke Saville
03 8578 0399
0437 720 806
lukesaville@theagency.com.au

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

September quarter 2021: \$695,000

Comparable Properties



20/181 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 19/07/2021

Property Type: Apartment



10/88-92 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$582,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Apartment



4/155 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 16/11/2021

Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399