

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

5/16 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$602,000

House

Unit

X

Suburb

Hawthorn East

Period - From 01/07/2017

to

30/09/2017

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	6/799 Burwood Rd HAWTHORN EAST 3123	\$540,000	21/10/2017
2	1/247 Riversdale Rd HAWTHORN EAST 3123	\$530,500	12/08/2017
3	3/199 Auburn Rd HAWTHORN 3122	\$525,000	24/05/2017

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.



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Rooms:**Property Type:** Strata Unit/Flat

Agent Comments

Brilliantly situated amidst the leafy surrounds, sits this over proportioned first floor apartment in a sun-drenched corner position offers the ultimate low-maintenance and convenient lifestyle package. Featuring light filled living, generous kitchen domain, well presented bathroom and two spacious bedrooms with BIR. Complementing the package with the washing machine taps within the bathroom, on-site parking, large windows throughout the abode and immaculate carpet. Only a stone's throw to the local shopping, cafes, restaurants and transport.

Comparable Properties



6/799 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments

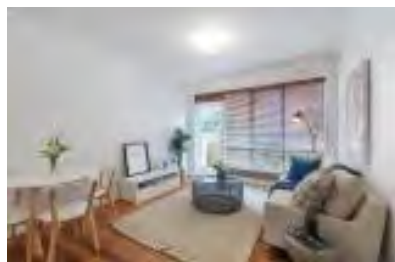
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Price: \$540,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** -**Property Type:** Apartment

1/247 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$530,500**Method:** Auction Sale**Date:** 12/08/2017**Rooms:** 4**Property Type:** Apartment

3/199 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$525,000**Method:** Sold Before Auction**Date:** 24/05/2017**Rooms:** -**Property Type:** Apartment