

## 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

3/69 Auburn Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000

&

\$370,000

#### Median sale price

Median price \$607,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/07/2018

to

30/09/2018

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	28/510 Glenferrie Rd HAWTHORN 3122	\$370,000	26/05/2018
2	7/332 Riversdale Rd HAWTHORN EAST 3123	\$367,000	08/09/2018
3	11/280 Riversdale Rd HAWTHORN EAST 3123	\$365,000	17/08/2018

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.



1 1 1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**28/510 Glenferrie Rd HAWTHORN 3122 (REI)**

**Agent Comments**

1 1 1

**Price:** \$370,000

**Method:** Private Sale

**Date:** 26/05/2018

**Rooms:** -

**Property Type:** Apartment



**7/332 Riversdale Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

1 1 1

**Price:** \$367,000

**Method:** Sold Before Auction

**Date:** 08/09/2018

**Rooms:** -

**Property Type:** Apartment



**11/280 Riversdale Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

1 1 1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 17/08/2018

**Rooms:** 3

**Property Type:** Apartment