

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

5/17 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2020 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	10/197 Auburn Rd HAWTHORN 3122	\$430,000	04/10/2021
2	10/39 Park St HAWTHORN 3122	\$420,000	13/08/2021
3	5/486 Glenferrie Rd HAWTHORN 3122	\$405,000	03/11/2021

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: 09/11/2021 13:57



1 1 1

Rooms: 2
Property Type: Apartment
Land Size: 1792 sqm approx
 Agent Comments

Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

Year ending September 2021: \$635,000

Comparable Properties



10/197 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$430,000
Method: Private Sale
Date: 04/10/2021
Property Type: Apartment



10/39 Park St HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000
Method: Sold Before Auction
Date: 13/08/2021
Property Type: Apartment



5/486 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$405,000
Method: Private Sale
Date: 03/11/2021
Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399