

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 1/61 Auburn Road, Hawthorn

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$400,000 & \$430,000

Median sale price

Median price \$590,000 Property type Unit Suburb Hawthorn

Period - From 2/11/2019 to 2/11/2020 Source Realestate.com.au

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 |
|--|-----------|--------------|
| 2/124b Barkers Road, Hawthorn, Vic 3122 | \$412,500 | 19/09/2020 |
| 309/2 Golding Street, Hawthorn, Vic 3122 | \$420,000 | 05/08/2020 |
| 6/54 Liddiard Street, Hawthorn, Vic 3122 | \$425,000 | 27/06/2020 |

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: 10/11/2020