

## 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 5/197 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)

Single price \$410,000

#### Median sale price

Median price \$600,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/04/2018

to 30/06/2018

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	9/4 Brookfield Ct HAWTHORN EAST 3123	\$410,000	23/03/2018
2	13/129-131 Riversdale Rd HAWTHORN 3122	\$405,000	28/07/2018
3	204/38 Harold St HAWTHORN EAST 3123	\$400,000	21/07/2018

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:** 3

**Property Type:** Apartment

**Agent Comments**

This fully renovated, spacious, ground floor apartment is situated in a prime location on Auburn Rd, Hawthorn. North facing and filled with Natural sunlight, the apartment offers a separate kitchen & dining area along with a large bedroom & walk in robe. A terrific opportunity for first home buyers.

**Indicative Selling Price**

\$410,000

**Median Unit Price**

June quarter 2018: \$600,000

## Comparable Properties



**9/4 Brookfield Ct HAWTHORN EAST 3123 (REI)** **Agent Comments**

1  
 1  
 -

Unrenovated

**Price:** \$410,000

**Method:** Private Sale

**Date:** 23/03/2018

**Rooms:** -

**Property Type:** Unit



**13/129-131 Riversdale Rd HAWTHORN 3122 (REI)** **Agent Comments**

1  
 1  
 1

Unrenovated

**Price:** \$405,000

**Method:** Auction Sale

**Date:** 28/07/2018

**Rooms:** -

**Property Type:** Apartment



**204/38 Harold St HAWTHORN EAST 3123 (REI)** **Agent Comments**

1  
 1  
 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 21/07/2018

**Rooms:** -

**Property Type:** Apartment