

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

2/44 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Hawthorn East

Period - From 19/05/2019 to 18/05/2020 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	13/745-755 Burwood Rd HAWTHORN EAST 3123	\$1,225,000	30/03/2020
2	5/10 Auburn Gr HAWTHORN EAST 3123	\$1,105,000	21/03/2020
3	1/11 Ardene Ct HAWTHORN 3122	\$905,000	16/03/2020

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:

19/05/2020 15:34



3 1 1

Property Type: Townhouse (Res)

Land Size: 1152 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

19/05/2019 - 18/05/2020: \$2,050,000

Comparable Properties



13/745-755 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,225,000

Method: Private Sale

Date: 30/03/2020

Property Type: Townhouse (Single)



5/10 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 2

Price: \$1,105,000

Method: Auction Sale

Date: 21/03/2020

Rooms: 3

Property Type: Townhouse (Res)



1/11 Ardene Ct HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$905,000

Method: Private Sale

Date: 16/03/2020

Rooms: 3

Property Type: Townhouse (Single)