

## 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

3/311 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

13/127 RIVERSDALE ROAD HAWTHORN VIC 3122	\$415,000	26-Feb-24
7/454 BURWOOD ROAD HAWTHORN VIC 3122	\$421,750	20-Jan-24
11/454 BURWOOD ROAD HAWTHORN VIC 3122	\$405,000	03-May-24

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 6 months.

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**13/127 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$415,000** Sold Date **26-Feb-24**

Distance **0.65km**

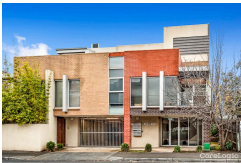


**7/454 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$421,750** Sold Date **20-Jan-24**

Distance **0.95km**



**11/454 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$405,000** Sold Date **03-May-24**

Distance **0.95km**

RS = Recent sale      UN = Undisclosed Sale

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