

# 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

20/11 Auburn Grove, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$637,500

### Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/07/2021

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	4/36 Liddiard St HAWTHORN 3122	\$650,000	02/06/2021
2	8/199 Auburn Rd HAWTHORN 3122	\$645,000	12/06/2021
3	5/76 Campbell Rd HAWTHORN EAST 3123	\$645,000	29/05/2021

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:

27/10/2021 12:07



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$637,500

**Median Unit Price**

September quarter 2021: \$695,000

## Comparable Properties



**4/36 Liddiard St HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 02/06/2021

**Property Type:** Unit



**8/199 Auburn Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$645,000

**Method:** Auction Sale

**Date:** 12/06/2021

**Property Type:** Apartment



**5/76 Campbell Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**



**Price:** \$645,000

**Method:** Auction Sale

**Date:** 29/05/2021

**Property Type:** Apartment

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088