

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

8/12 AUBURN GROVE HAWTHORN EAST VIC 3123

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

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Apr 2021

to

31 Mar 2022

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

3/205 AUBURN ROAD HAWTHORN VIC 3122	\$420,000	28-Jan-22
5/17 AUBURN GROVE HAWTHORN EAST VIC 3123	\$470,000	23-Nov-21
1/282 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$430,000	14-Feb-22

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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3/205 AUBURN ROAD HAWTHORN VIC 3122 Sold Price **\$420,000** Sold Date **28-Jan-22**

1 1 1

Distance **0.22km**



5/17 AUBURN GROVE HAWTHORN EAST VIC 3123 Sold Price **\$470,000** Sold Date **23-Nov-21**

1 1 1

Distance **0.11km**



1/282 RIVERSDALE ROAD HAWTHORN EAST VIC 3123 Sold Price ^{RS} **\$430,000** Sold Date **14-Feb-22**

1 1 1

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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