

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 1/51 Auburn Road, Hawthorn, Victoria 3122

Indicative selling price

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

Range between \$1,595,000 & \$1,750,000

Median sale price

Median price \$635,000 Property type Unit Suburb Hawthorn

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property sales

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
2/335 Riversdale Road, Hawthorn East	\$1,680,000	10/06/2022
2/17 Peel Street, Kew	\$1,723,000	05/06/2022
3/57 Seymour Grove, Camberwell	\$1,681,100	09/03/2022

This Statement of Information was prepared on: 15 August 2022