

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

11/21 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$669,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

19/11/2019

to

18/11/2020

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	4/22 Auburn Gr HAWTHORN EAST 3123	\$605,000	11/11/2020
2	7/757 Burwood Rd HAWTHORN EAST 3123	\$635,000	05/11/2020
3	6/22 Auburn Gr HAWTHORN EAST 3123	\$660,000	05/08/2020

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:

19/11/2020 14:02



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

19/11/2019 - 18/11/2020: \$669,000

Comparable Properties



4/22 Auburn Gr HAWTHORN EAST 3123 (REI) Agent Comments

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Price: \$605,000

Method: Auction Sale

Date: 11/11/2020

Property Type: Apartment



7/757 Burwood Rd HAWTHORN EAST 3123 (REI) Agent Comments

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Price: \$635,000

Method: Auction Sale

Date: 05/11/2020

Property Type: Apartment



6/22 Auburn Gr HAWTHORN EAST 3123 (REI) Agent Comments

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Price: \$660,000

Method: Sold Before Auction

Date: 05/08/2020

Rooms: 4

Property Type: Apartment