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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale pr	rice							
Median price	\$669,000	Pro	operty Type	Unit			Suburb	Hawthorn East
Period - From	19/11/2019	to	18/11/2020		So	urce	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.

Ade	dress 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









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



Price: \$605,000 Method: Auction Sale Date: 11/11/2020 Property Type: Apartment



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



Price: \$635,000 Method: Auction Sale Date: 05/11/2020 Property Type: Apartment



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



Price: \$660,000 Method: Sold Before Auction Date: 05/08/2020 Rooms: 4 Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.