

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

11/4-6 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$500,000

&

\$510,000

Median sale price

Median price \$555,000

Property Type Unit

Suburb Hawthorn East

Period - From 01/01/2022

to 31/03/2022

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	2/20 Victoria Gr HAWTHORN EAST 3123	\$555,000	12/03/2022
2	40/168 Power St HAWTHORN 3122	\$530,000	20/04/2022
3	4/82 Campbell Rd HAWTHORN EAST 3123	\$520,000	28/05/2022

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:

15/06/2022 13:55



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$510,000

Median Unit Price

March quarter 2022: \$555,000

Comparable Properties



2/20 Victoria Gr HAWTHORN EAST 3123 (REI/VG)

 2  1  1

Price: \$555,000

Method: Private Sale

Date: 12/03/2022

Property Type: Apartment

Agent Comments

Similar property with bigger living area



40/168 Power St HAWTHORN 3122 (REI)

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 20/04/2022

Property Type: Apartment

Agent Comments

Renovated property with main road address



4/82 Campbell Rd HAWTHORN EAST 3123 (REI)

 2  1  -

Price: \$520,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Apartment

Agent Comments

Similar apartment on the ground floor

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199