

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

4/71 Auburn Road Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2021

to

28 Feb 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

8/32 Liddiard Street Hawthorn VIC 3122	\$493,000	03-Nov-21
9/24 Elphin Grove Hawthorn VIC 3122	\$495,000	04-Dec-21
1/758 Burwood Road Hawthorn East VIC 3123	\$500,000	23-Sep-21

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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Shawn White

P 0388095584

M 0425335034

E Shawn.White@Little.com.au



8/32 Liddiard Street Hawthorn VIC 3122

Sold Price

\$493,000

Sold Date

03-Nov-21

2

1

1

Distance

0.66km



9/24 Elphin Grove Hawthorn VIC 3122

Sold Price

\$495,000

Sold Date

04-Dec-21

2

1

1

Distance

0.55km



1/758 Burwood Road Hawthorn East VIC 3123

Sold Price

\$500,000

Sold Date

23-Sep-21

2

1

1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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