

## 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 6/22 Auburn Grove, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$530,000

#### Median sale price

Median price \$617,500 House Unit X Suburb Hawthorn East

Period - From 01/01/2019 to 31/03/2019 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	1/107 Victoria Rd HAWTHORN EAST 3123	\$526,000	23/05/2019
2	5/20 Victoria Gr HAWTHORN EAST 3123	\$480,000	01/06/2019
3	7/14 The Boulevard HAWTHORN 3122	\$465,000	05/04/2019

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.



2   
 1   
 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$490,000 - \$530,000  
**Median Unit Price**  
 March quarter 2019: \$617,500

## Comparable Properties



1/107 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2   
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**Price:** \$526,000  
**Method:** Private Sale  
**Date:** 23/05/2019  
**Rooms:** -  
**Property Type:** Apartment



5/20 Victoria Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$480,000  
**Method:** Auction Sale  
**Date:** 01/06/2019  
**Rooms:** -  
**Property Type:** Apartment



7/14 The Boulevard HAWTHORN 3122 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$465,000  
**Method:** Sold Before Auction  
**Date:** 05/04/2019  
**Rooms:** -  
**Property Type:** Apartment