

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	6/22 Auburn Grove, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$617,500	Hou	se	Unit	Х		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.

Ad	dress 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.

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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)

- 2

• 1

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Price: \$526,000 **Method:** Private Sale **Date:** 23/05/2019

Rooms: -

Property Type: Apartment

Agent Comments



5/20 Victoria Gr HAWTHORN EAST 3123 (REI) Agent Comments

— 2





Price: \$480,000 Method: Auction Sale Date: 01/06/2019

Rooms: -

Property Type: Apartment

7/14 The Boulevard HAWTHORN 3122 (REI)





Price: \$465,000

Method: Sold Before Auction

Date: 05/04/2019

Rooms: -

Property Type: Apartment

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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.

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Agent Comments