

# 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 \$610,000 & \$670,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2019 to 30/06/2020 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	5/147 Victoria Rd HAWTHORN EAST 3123	\$721,000	25/03/2020
2	38/219-227 Auburn Rd HAWTHORN 3122	\$698,000	13/06/2020
3	6/845 Burwood Rd HAWTHORN EAST 3123	\$673,000	21/03/2020

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:

29/07/2020 09:57



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$610,000 - \$670,000

**Median Unit Price**

Year ending June 2020: \$660,000

## Comparable Properties



**5/147 Victoria Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

2 1 1

**Price:** \$721,000

**Method:** Auction Sale

**Date:** 25/03/2020

**Property Type:** Apartment

**Land Size:** 80 sqm approx



**38/219-227 Auburn Rd HAWTHORN 3122 (REI)**

Agent Comments

2 1 1

**Price:** \$698,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Property Type:** Apartment



**6/845 Burwood Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

2 1 1

**Price:** \$673,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** Apartment