Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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	\$610,000	&	\$670,000

Median sale price

Median price	\$660,000	Pro	perty Type U	nit		Suburb	Hawthorn East
Period - From	01/07/2019	to	30/06/2020	Sc	ource	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

Add	dress 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 comparableproperties 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





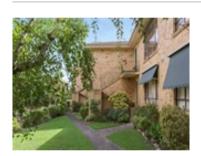




Property Type: Apartment **Agent Comments**

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)

Price: \$721,000 Method: Auction Sale Date: 25/03/2020

Property Type: Apartment Land Size: 80 sqm approx **Agent Comments**



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



Price: \$698,000 Method: Auction Sale Date: 13/06/2020

Property Type: Apartment



6/845 Burwood Rd HAWTHORN EAST 3123

(REI)

Price: \$673,000 Method: Auction Sale Date: 21/03/2020

Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



