

# 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

6/26 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)

Single price

\$460,000

### Median sale price

Median price

\$666,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/04/2020

to

31/03/2021

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	14/47 Robinson Rd HAWTHORN 3122	\$479,000	15/01/2021
2	8/14 The Boulevard HAWTHORN 3122	\$454,000	27/03/2021
3	19/176 Power St HAWTHORN 3122	\$427,500	04/02/2021

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:

24/05/2021 09:31



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

**Indicative Selling Price**

\$460,000

**Median Unit Price**

Year ending March 2021: \$666,000

## Comparable Properties



**14/47 Robinson Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$479,000

**Method:** Private Sale

**Date:** 15/01/2021

**Property Type:** Apartment



**8/14 The Boulevard HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$454,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Apartment



**19/176 Power St HAWTHORN 3122 (VG)**

**Agent Comments**



**Price:** \$427,500

**Method:** Sale

**Date:** 04/02/2021

**Property Type:** Strata Unit/Flat