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<br>Including suburb and postcode | 8/183 AUBURN ROAD HAWTHORN VIC 3122 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $595,000 | & | $615,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $575,000 | Property type | Unit | Suburb | Hawthorn |
| Period-from | 01 Jul 2024 | to | 30 Jun 2025 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 16/219-227 AUBURN ROAD HAWTHORN VIC 3122 | $615,000 | 09-May-25 |
| 5/74-76 AUBURN ROAD HAWTHORN VIC 3122 | $602,000 | 15-Mar-25 |
| 20/179 POWER STREET HAWTHORN VIC 3122 | $620,000 | 21-Mar-25 |

**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 6 months.~~

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**16/219-227 AUBURN ROAD HAWTHORN VIC 3122**

2 1 1

Sold Price **$615,000** Sold Date **09-May-25**

Distance **0.26km**

**5/74-76 AUBURN ROAD HAWTHORN VIC 3122**

2 1 1

Sold Price **$602,000** Sold Date **15-Mar-25**

Distance **0.54km**

**20/179 POWER STREET HAWTHORN VIC 3122**

2 1 1

Sold Price **$620,000** Sold Date **21-Mar-25**

Distance **1.67km**

**RS** = Recent sale **UN** = Undisclosed Sale

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