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	11/21 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $590,000 & $649,000

Median sale price

Median price $600,000 Property Type Unit Suburb Hawthorn East

Period - From 17/06/2023 to 16/06/2024 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	8/827a Burwood Rd HAWTHORN EAST 3123	$651,000	31/05/2024
2	9/3 Burwood Av HAWTHORN EAST 3123	$615,000	06/03/2024
3	115/8 Montrose St HAWTHORN EAST 3123	$595,000	29/02/2024

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: 17/06/2024 11:00

11/21 Auburn Grove, Hawthorn East Vic 3123



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $649,000
Median Unit Price
17/06/2023 - 16/06/2024: $600,000

Comparable Properties



8/827a Burwood Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $651,000
Method: Private Sale
Date: 31/05/2024
Property Type: Apartment

Agent Comments



9/3 Burwood Av HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $615,000
Method: Sold Before Auction
Date: 06/03/2024
Property Type: Apartment

Agent Comments

115/8 Montrose St HAWTHORN EAST 3123 (VG)

2 - -

Price: $595,000
Method: Sale
Date: 29/02/2024
Property Type: Strata Unit/Flat

Agent Comments

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

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