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	12/48 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $645,050 Property Type Unit Suburb Hawthorn East

Period - From 03/09/2020 to 02/09/2021 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	2/827a Burwood Rd HAWTHORN EAST 3123	$719,000	04/03/2021
2	5/20 Rossfield Av KEW 3101	$724,000	10/04/2021
3			

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: 03/09/2021 11:42

12/48 Auburn Grove, Hawthorn East Vic 3123



3 1 1

Property Type: Strata Unit/Flat
Land Size: 117 (approx.) sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Unit Price
03/09/2020 - 02/09/2021: $645,050

Comparable Properties



2/827a Burwood Rd HAWTHORN EAST 3123 (REI)

3 2 1

Price: $719,000
Method: Auction Sale
Date: 04/03/2021
Property Type: Apartment

Agent Comments



5/20 Rossfield Av KEW 3101 (REI/VG)

3 1 1

Price: $724,000
Method: Auction Sale
Date: 10/04/2021
Property Type: Apartment

Agent Comments

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.

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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