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	36 Auburn Parade, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,001,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2023 to 31/12/2023 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	1 Roseberry St HAWTHORN EAST 3123	$2,350,000	11/11/2023
2	17 Invermay Gr HAWTHORN EAST 3123	$2,222,222	09/09/2023
3	456 Tooronga Rd HAWTHORN EAST 3123	$2,130,000	08/09/2023

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: 03/03/2024 14:50

36 Auburn Parade, Hawthorn East Vic 3123



4 2 1

Rooms: 8
Property Type: House
Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
December quarter 2023: $2,001,000

Comparable Properties



1 Roseberry St HAWTHORN EAST 3123 (REI/VG)

4 2 2

Price: $2,350,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 425 sqm approx

Agent Comments



17 Invermay Gr HAWTHORN EAST 3123 (REI)

3 1 3

Price: $2,222,222
Method: Private Sale
Date: 09/09/2023
Property Type: House

Agent Comments



456 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

3 1 2

Price: $2,130,000
Method: Sold Before Auction
Date: 08/09/2023
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments

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

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