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: 7/29 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between: $440,000 & $480,000

Median sale price

Median price: $610,000 Property Type: Unit Suburb: Hawthorn East

Period - From: 01/04/2024 to: 30/06/2024 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	2/143 Victoria Rd HAWTHORN EAST 3123	$460,000	24/05/2024
2	15/28 Wattle Rd HAWTHORN 3122	$465,000	10/04/2024
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: 19/08/2024 12:22

7/29 Auburn Grove, Hawthorn East Vic 3123

Sebastian Scanlon
03 9810 5000
0437 473 755
SebastianScanlon@jelliscraig.com.au



2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
June quarter 2024: $610,000

Comparable Properties



2/143 Victoria Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $460,000
Method: Private Sale
Date: 24/05/2024
Property Type: Apartment

Agent Comments



15/28 Wattle Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $465,000
Method: Private Sale
Date: 10/04/2024
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.

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