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	1/44-46 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Single price $1,295,000

Median sale price

Median price $1,100,000 Property Type Townhouse Suburb Hawthorn East

Period - From 02/12/2023 to 01/12/2024 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 Carrington Av HAWTHORN EAST 3123	$1,280,000	21/09/2024
2	1/30 Stanhope Gr CAMBERWELL 3124	$1,275,000	06/06/2024
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: 02/12/2024 11:27

1/44-46 Auburn Grove, Hawthorn East Vic 3123



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,295,000
Median Townhouse Price
02/12/2023 - 01/12/2024: $1,100,000

Comparable Properties



2 Carrington Av HAWTHORN EAST 3123 (REI/VG)

2 1 2

Price: $1,280,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 278 sqm approx

Agent Comments



1/30 Stanhope Gr CAMBERWELL 3124 (REI/VG)

3 1 -

Price: $1,275,000
Method: Auction Sale
Date: 06/06/2024
Property Type: Unit

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 - Marshall White | P: 03 9822 9999

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