

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

12/5 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

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

Period - From 01/10/2024 to 31/12/2024 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	9/21 Auburn Gr HAWTHORN EAST 3123	\$630,000	30/11/2024
2	9/16 Auburn Gr HAWTHORN EAST 3123	\$652,500	08/11/2024
3	15/19 Auburn Gr HAWTHORN EAST 3123	\$657,000	10/10/2024

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:

20/02/2025 14:34

12/5 Auburn Grove, Hawthorn East Vic 3123

**Jellis
Craig**

Sebastian Scanlon

03 9810 5000

0437 473 755

SebastianScanlon@jellisrcraig.com.au

Indicative Selling Price

\$625,000 - \$675,000

Median Unit Price

December quarter 2024: \$610,000



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



9/21 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Unit



9/16 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$652,500

Method: Sold Before Auction

Date: 08/11/2024

Property Type: Apartment



15/19 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$657,000

Method: Sold Before Auction

Date: 10/10/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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