## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 1/11 Auburn Grove, Hawthorn East Vic 3123

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$640,000		&		\$690,000					
Median sale pr	rice									
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Hawthorn East		
Period - From	01/10/2022	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/474 Glenferrie Rd HAWTHORN 3122	\$699,000	12/08/2023
2	16/112 Riversdale Rd HAWTHORN 3122	\$669,000	23/09/2023
3			

OR

**B**<sup>\*</sup> 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:

12/11/2023 12:21







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$640,000 - \$690,000 Median Unit Price Year ending September 2023: \$600,000

# **Comparable Properties**



4/474 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$699,000 Method: Auction Sale Date: 12/08/2023 Property Type: Apartment



16/112 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$669,000 Method: Sold Before Auction Date: 23/09/2023 Property Type: Apartment

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

propertydata



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