

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

1/185 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$2,430,000 Property Type House Suburb Hawthorn

Period - From 01/07/2022 to 30/06/2023 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	1/13 Roseberry St HAWTHORN EAST 3123	\$1,050,000	01/04/2023
2	5/78 Auburn Rd HAWTHORN 3122	\$1,050,000	20/05/2023
3	1/31 Havelock Rd HAWTHORN EAST 3123	\$1,218,000	01/07/2023

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:

15/08/2023 11:52



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2023: \$2,430,000

Comparable Properties



1/13 Roseberry St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$1,050,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Townhouse (Res)



5/78 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 2

Price: \$1,050,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)



1/31 Havelock Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 1

Price: \$1,218,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999