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

10/23 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$480,000		&		\$520,000					
Median sale p	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	G01/577 Glenferrie Rd HAWTHORN 3122	\$501,000	16/06/2023
2	9/65-69 Riversdale Rd HAWTHORN 3122	\$488,000	27/05/2023
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:

26/10/2023 15:36









Property Type: Apartment Agent Comments

James Fitzpatrick 03 9810 5000 0439 467 040 jamesfitzpatrick@jelliscraig.com.au

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price Year ending September 2023: \$600,000

Comparable Properties



G01/577 Glenferrie Rd HAWTHORN 3122 (REI/VG)



Price: \$501,000 Method: Private Sale Date: 16/06/2023 Property Type: Apartment Agent Comments



9/65-69 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$488,000 Method: Auction Sale Date: 27/05/2023 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 - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

propertydata



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