

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 206/28 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2024 to 31/03/2024 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	18/112 Riversdale Rd HAWTHORN 3122	\$493,000	29/02/2024
2	204/28 Auburn Gr HAWTHORN EAST 3123	\$485,000	31/01/2024
3	103/6 Lisson Gr HAWTHORN 3122	\$472,500	30/01/2024

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: 23/04/2024 09:58



Property Type: Apartment

Agent Comments

Uniquely designed with a focus on maximising light and space through the effective use of height, glazing and seamless finishes, this brilliant residence yields a sense of sanctuary.

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

March quarter 2024: \$615,000

Comparable Properties



18/112 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$493,000

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment



204/28 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$485,000

Method: Sold Before Auction

Date: 31/01/2024

Property Type: Apartment



103/6 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$472,500

Method: Sold Before Auction

Date: 30/01/2024

Property Type: Apartment

Account - Shelter Real Estate | P: 03 9889 3990