

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

215 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

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	5 Malmsbury St HAWTHORN 3122	\$1,950,000	09/06/2023
2	34 Evansdale Rd HAWTHORN 3122	\$1,770,000	15/04/2023
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: 06/09/2023 18:03

215 Auburn Road, Hawthorn Vic 3122



3 1 0

Property Type: House

Agent Comments

Rebecca Scanlon
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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

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

Comparable Properties



5 Malsbury St HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 2

Price: \$1,950,000

Method: Sold Before Auction

Date: 09/06/2023

Property Type: House (Res)

Land Size: 171 sqm approx



34 Evansdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 2

Price: \$1,770,000

Method: Private Sale

Date: 15/04/2023

Property Type: House

Land Size: 256 sqm approx

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



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