

## 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

23/11 AUBURN GROVE HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

1/21 AUBURN GROVE HAWTHORN EAST VIC 3123	\$570,000	16-Sep-23
14/757 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$595,000	24-Jan-24
4/243 RIVERSDALE ROAD HAWTHORN EAST VIC 3123	\$615,000	03-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 29 February 2024



**1/21 AUBURN GROVE HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price <sup>RS</sup> **\$570,000** <sup>UN</sup> Sold Date **16-Sep-23**

Distance **0.1km**



**14/757 BURWOOD ROAD HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price <sup>RS</sup> **\$595,000** <sup>UN</sup> Sold Date **24-Jan-24**

Distance **0.34km**



**4/243 RIVERSDALE ROAD HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price <sup>RS</sup> **\$615,000** Sold Date **03-Feb-24**

Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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