

# 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 3/51 Auburn Road, Hawthorn VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,695,000

### Median sale price

Median price \$568,000

Property type Unit

Suburb Hawthorn

Period - From 01/04/2023

to

30/06/2023

Source REIV

### Comparable property sales

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 |
|---------------------------------|-------------|--------------|
| 3/956 Burke Road, Deepdene      | \$1,650,000 | 02/06/2023   |
| 2/46 Riversdale Road, Hawthorn  | \$1,715,000 | 18/03/2023   |
| 3/25 Malmsbury Street, Hawthorn | \$1,621,000 | 16/03/2023   |

This Statement of Information was prepared on: 06 September 2023