

# 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 35 Auburn Parade, 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)

Range between \$2,600,000 & \$2,860,000

### Median sale price

Median price \$2,913,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2023 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	4a Campbell Gr HAWTHORN EAST 3123	\$2,710,000	27/05/2023
2	46 Broadway CAMBERWELL 3124	\$2,810,000	25/03/2023
3	10 Invermay Gr HAWTHORN EAST 3123	\$2,835,000	29/07/2023

**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: 04/08/2023 13:00



**Rooms:** 1  
**Property Type:** House  
**Land Size:** 428.836 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,600,000 - \$2,860,000  
**Median House Price**  
June quarter 2023: \$2,913,000

## Comparable Properties



**4a Campbell Gr HAWTHORN EAST 3123 (REI)** [Agent Comments](#)



**Price:** \$2,710,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 340 sqm approx



**46 Broadway CAMBERWELL 3124 (REI/VG)** [Agent Comments](#)



**Price:** \$2,810,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 323 sqm approx



**10 Invermay Gr HAWTHORN EAST 3123 (REI)** [Agent Comments](#)



**Price:** \$2,835,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)

Land Size: 578sqm

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