

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 5 Auburn Parade, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,645,000 Property Type House Suburb Hawthorn East

Period - From 12/06/2023 to 11/06/2024 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	45 Haines St HAWTHORN 3122	\$1,450,000	23/05/2024
2	22 Stewart St HAWTHORN EAST 3123	\$1,436,000	03/05/2024
3	17 Carnarvon St HAWTHORN EAST 3123	\$1,425,000	25/04/2024

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: 12/06/2024 15:02



🛏️ 2 🚿 1 🚗 1

Property Type: House

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

12/06/2023 - 11/06/2024: \$2,645,000

Comparable Properties



45 Haines St HAWTHORN 3122 (REI)

🛏️ 3 🚿 1 🚗 -

Agent Comments

Land area: 195 m

Price: \$1,450,000

Method: Private Sale

Date: 23/05/2024

Property Type: House



22 Stewart St HAWTHORN EAST 3123 (REI)

🛏️ 3 🚿 1 🚗 -

Agent Comments

Land area: 233 m

Price: \$1,436,000

Method: Private Sale

Date: 03/05/2024

Property Type: House



17 Carnarvon St HAWTHORN EAST 3123 (REI)

🛏️ 2 🚿 1 🚗 1

Agent Comments

Land area: 200 m

Price: \$1,425,000

Method: Private Sale

Date: 25/04/2024

Property Type: House

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511