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

8/70 AUBURN ROAD HAWTHORN VIC 3122

Indicative selling price

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

Single Price	or range between	\$1,250,000	&	\$1,370,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$2,720,000	Prop	erty type		House	Suburb	Hawthorn
Period-from	01 Jul 2023	to	30 Jun 2	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.

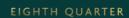
Address of comparable property	Price	Date of sale
6/39 WATTLE ROAD HAWTHORN VIC 3122	\$1,350,000	14-Feb-24
8/190 COTHAM ROAD KEW VIC 3101	\$1,305,000	31-May-24

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: 08 July 2024





Joanna Zhou

P 0398998989

M 0426186737

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6/39 WATTLE ROAD HAWTHORN Sold Price VIC 3122

\$1,350,000 Sold Date 14-Feb-24

1.38km Distance



8/190 COTHAM ROAD KEW VIC

Sold Price RS\$1,305,000 N Sold Date 31-May-24

3101

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= 3

Distance 1.34km

RS = Recent sale

UN = Undisclosed Sale

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