

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	8/8 Auburn Grove, Hawthorn East Vic 3123
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**Indicative selling price**

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

Range between	\$530,000	&	\$580,000
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**Median sale price**

Median price	\$597,000	House		Unit	X	Suburb	Hawthorn East
Period - From	01/10/2017	to	31/12/2017	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	2/8 Auburn Gr HAWTHORN EAST 3123	\$575,000	03/02/2018
2	15/179 Power St HAWTHORN 3122	\$550,000	03/03/2018
3	13/574 Glenferrie Rd HAWTHORN 3122	\$550,000	03/03/2018

**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.



2   1   1

**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$530,000 - \$580,000  
**Median Unit Price**  
 December quarter 2017: \$597,000

## Comparable Properties



**2/8 Auburn Gr HAWTHORN EAST 3123 (REI)**

Agent Comments

2   1   1

Same block ground floor apartment

**Price:** \$575,000  
**Method:** Auction Sale  
**Date:** 03/02/2018  
**Rooms:** -  
**Property Type:** Apartment



**15/179 Power St HAWTHORN 3122 (REI)**

Agent Comments

2   1   1

Ground floor apartment on a main road

**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** Apartment



**13/574 Glenferrie Rd HAWTHORN 3122 (REI)**

Agent Comments

2   1   1

Apartment on the main road with small internal area

**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** Apartment