

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	8/8 Auburn Grove, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$530,000	&	\$580,000

Median sale price

Median price	\$597,000	Hou	se	Unit	Х		Suburb	Hawthorn East
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

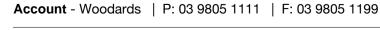
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.















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)

=| 2





Agent Comments

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)

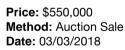






Agent Comments

Ground floor apartment on a main road



Rooms: -

Property Type: Apartment

13/574 Glenferrie Rd HAWTHORN 3122 (REI)







Agent Comments

Apartment on the main road with small internal

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area

Price: \$550,000 Method: Auction Sale Date: 03/03/2018

Rooms: -

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



