

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 4/229 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$1,575,000

Median sale price

Median price \$2,718,000 House Unit Suburb Hawthorn

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	54a St Helens Rd HAWTHORN EAST 3123	\$1,753,000	01/11/2017
2	2/46 Riversdale Rd HAWTHORN 3122	\$1,500,000	18/11/2017
3	2/859 Toorak Rd HAWTHORN EAST 3123	\$1,465,000	03/06/2017

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.



3 2 2

Rooms:

Property Type: Townhouse (Res)

Land Size: 142 sqm approx

Agent Comments

A design distinguished by expansive proportions, luxurious finishes and impeccable presentation clearly places this recently refurbished three bedroom townhouse in a league of its own. Enhanced by a rear position in a group of four, its peace, privacy and discerning dimensions create an elegant lock up and leave sanctuary that, with easy proximity to so many sought after amenities, is certain to appeal to those with high expectations and busy modern lifestyles.

Comparable Properties



54a St Helens Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,753,000

Method: Private Sale

Date: 01/11/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 276 sqm approx



2/46 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: Townhouse (Res)



2/859 Toorak Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 2

Price: \$1,465,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Townhouse (Res)