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<br>Including suburb and postcode | 472 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 | $1,880,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $2,400,000 | Property type | House | Suburb | Hawthorn |
| Period-from | 01 Mar 2020 | to | 28 Feb 2021 | 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 |
|---|---|---|
| 108 Elizabeth Street Kooyong VIC 3144 | $1,800,000 | 28-Oct-20 |
| 101 Robinson Road Hawthorn VIC 3122 | $2,160,000 | 19-Dec-20 |
| 19 Bonfield Avenue Hawthorn East VIC 3123 | $1,951,000 | 17-Feb-21 |

**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: 11 March 2021

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**108 Elizabeth Street Kooyong VIC 3144**

2 1 2

Sold Price **$1,800,000** Sold Date **28-Oct-20**

Distance **0.43km**

**101 Robinson Road Hawthorn VIC 3122**

3 2 1

Sold Price RS **$2,160,000** UN Sold Date **19-Dec-20**

Distance **0.45km**

**19 Bonfield Avenue Hawthorn East VIC 3123**

3 2 2

Sold Price RS **$1,951,000** UN Sold Date **17-Feb-21**

Distance **0.96km**

**RS** = Recent sale **UN** = Undisclosed Sale

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