

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

2/74 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,499

Property type

Unit

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

1/61 Auburn Road Hawthorn VIC 3122	\$405,000	17-Nov-20
3/305 Riversdale Road Hawthorn East VIC 3123	\$384,999	17-Dec-20
10/162 Barkers Road Hawthorn VIC 3122	\$405,000	21-Nov-20

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.~~

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Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



1/61 Auburn Road Hawthorn VIC 3122

1 1 1

Sold Price **\$405,000** Sold Date **17-Nov-20**

Distance **0.09km**



3/305 Riversdale Road Hawthorn East VIC 3123

1 1 1

Sold Price **\$384,999** Sold Date **17-Dec-20**

Distance **1.04km**



10/162 Barkers Road Hawthorn VIC 3122

1 1 1

Sold Price **\$405,000** Sold Date **21-Nov-20**

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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