

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

368 Auburn Road, Hawthorn

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath	\$*	Or range between	\$775,000		\$850,000
2 Bed, 2 Bath	\$*	Or range between	\$889,000		\$975,000
3 Bed, 2 Bath	\$*	Or range between	\$1,145,000		\$1,250,000
3 Bed, 2 Bath	\$*	Or range between	\$1,345,000		\$1,450,000
3 Bed, 2 Bath	\$*	Or range between	\$1,525,000		\$1,635,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$677,00	Suburb	Hawthorn
Period - From	10/10/2019	To	09/10/2020
Source	Property Data		

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	12/765 Burwood Road, Hawthorn	\$795,000	02/06/2020
	117/6 Lisson Grove, Hawthorn	\$775,000	28/04/2020
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	4/17 Langham Place, Hawthorn East	\$890,000	04/08/2020
	2/20 Illawarra Road, Hawthorn	\$897,500	03/08/2020
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	1207/377 Burwood Road, Hawthorn	\$1,225,500	03/10/2020
	302/828 Burke Road, Camberwell	\$1,225,000	08/05/2020
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	15/456 Barkers Road, Hawthorn East	\$1,350,000	25/05/2020
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
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E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	

OR**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

9/10/2020