### 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	206/28 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	\$440,000	&	\$480,000

#### Median sale price

Median price	\$615,000	Pro	perty Type Ur	nit		Suburb	Hawthorn East
Period - From	01/01/2024	to	31/03/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	18/112 Riversdale Rd HAWTHORN 3122	\$493,000	29/02/2024
2	204/28 Auburn Gr HAWTHORN EAST 3123	\$485,000	31/01/2024
3	103/6 Lisson Gr HAWTHORN 3122	\$472,500	30/01/2024

#### OR

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

This Statement of Information was prepared on:	23/04/2024 09:58





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**Indicative Selling Price** \$440,000 - \$480,000 **Median Unit Price** 

March quarter 2024: \$615,000

Tamsin Curcio 03 9889 3990

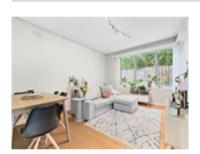




Property Type: Apartment **Agent Comments** 

Uniquely designed with a focus on maximising light and space through the effective use of height, glazing and seamless finishes, this brilliant residence yields a sense sanctuary.

# Comparable Properties



18/112 Riversdale Rd HAWTHORN 3122

(REI/VG)





Price: \$493,000 Method: Private Sale Date: 29/02/2024

Property Type: Apartment

**Agent Comments** 



204/28 Auburn Gr HAWTHORN EAST 3123

(REI/VG)







Price: \$485.000

Method: Sold Before Auction

Date: 31/01/2024

Property Type: Apartment

Agent Comments



103/6 Lisson Gr HAWTHORN 3122 (REI/VG)





Price: \$472.500

Method: Sold Before Auction

Date: 30/01/2024

Property Type: Apartment

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990



