

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

167 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Hawthorn

Period - From 01/01/2023 to 31/12/2023 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	49a Connell St HAWTHORN 3122	\$1,906,000	02/12/2023
2	15 Bell St HAWTHORN 3122	\$1,885,000	28/10/2023
3	95 Burwood Rd HAWTHORN 3122	\$1,790,000	25/07/2023

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.~~

This Statement of Information was prepared on:

25/01/2024 17:14



4 2 2

Property Type: House (Res)

Land Size: 426 sqm approx

Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
Year ending December 2023: \$2,550,000

Comparable Properties



49a Connell St HAWTHORN 3122 (REI)

Agent Comments

3 3 2

Price: \$1,906,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)



15 Bell St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$1,885,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 259 sqm approx



95 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

- - -

Price: \$1,790,000

Method: Private Sale

Date: 25/07/2023

Property Type: Land (Commercial)

Land Size: 256 sqm approx