

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

170 Rathmines Road, Hawthorn East Vic 3123
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Indicative selling price

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

Range between

\$2,300,000

 &

\$2,530,000

Median sale price

Median price

\$2,475,000

 Property Type

House

 Suburb

Hawthorn East

Period - From

01/07/2019

 to

30/09/2019

 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.

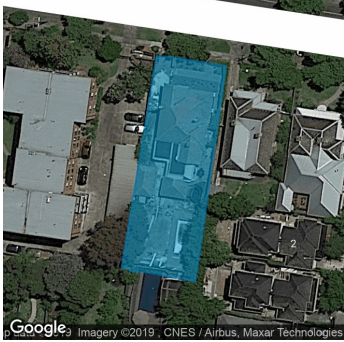
	Address of comparable property	Price	Date of sale
1	15 Pleasant Rd HAWTHORN EAST 3123	\$2,470,000	13/04/2019
2	85 Rathmines Rd HAWTHORN EAST 3123	\$2,351,000	24/08/2019
3	2 Mount Ida Av HAWTHORN EAST 3123	\$2,300,000	30/03/2019

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:

11/11/2019 13:50



Rooms: 6

Property Type: House (Res)

Land Size: 805 sqm approx

Agent Comments

Comparable Properties



15 Pleasant Rd HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$2,470,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 720 sqm approx



85 Rathmines Rd HAWTHORN EAST 3123
(REI)

Agent Comments



Price: \$2,351,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 595 sqm approx



2 Mount Ida Av HAWTHORN EAST 3123
(REI/VG)

Agent Comments



Price: \$2,300,000

Method: Auction Sale

Date: 30/03/2019

Property Type: House (Res)

Land Size: 641 sqm approx