

## 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

22 Rae Street Hawthorn VIC 3122

### Indicative selling price

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

Single Price

or range  
between

\$3,600,000

&

\$3,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,400,000

Property type

House

Suburb

Hawthorn

Period-from

01 Feb 2020

to

31 Jan 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 Henry Street Hawthorn VIC 3122	\$3,505,000	24-Dec-20
24 Harcourt Street Hawthorn East VIC 3123	\$3,382,000	22-Jan-21
33 Currajong Road Hawthorn East VIC 3123	\$3,510,000	12-Feb-21

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.~~

This Statement of Information was prepared on: 19 February 2021



1 Henry Street Hawthorn VIC 3122

Sold Price <sup>RS</sup> **\$3,505,000** <sup>UN</sup> Sold Date **24-Dec-20**

 4  2  2

Distance **0.32km**



24 Harcourt Street Hawthorn East  
VIC 3123

Sold Price <sup>RS</sup> **\$3,382,000** <sup>UN</sup> Sold Date **22-Jan-21**

 3  2  2

Distance **0.4km**



33 Currajong Road Hawthorn East  
VIC 3123

Sold Price <sup>RS</sup> **\$3,510,000** Sold Date **12-Feb-21**

 5  1  2

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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