

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

7/154-164 Rathmines Road Hawthorn East VIC 3123

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Oct 2018

to

30 Sep 2019

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

201/609 Burwood Road Hawthorn VIC 3122	\$640,000	24-Jul-19
22/219-227 Auburn Road Hawthorn VIC 3122	\$688,000	24-Aug-19
3/1275 Burke Road Kew VIC 3101	\$652,000	17-Aug-19

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: 07 October 2019



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201/609 Burwood Road Hawthorn VIC 3122 Sold Price **\$640,000** Sold Date **24-Jul-19**
Distance **0.83km**
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22/219-227 Auburn Road Hawthorn VIC 3122 Sold Price ^{RS} **\$688,000** Sold Date **24-Aug-19**
Distance **1.09km**
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3/1275 Burke Road Kew VIC 3101 Sold Price ^{RS} **\$652,000** Sold Date **17-Aug-19**
Distance **1.69km**
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RS = Recent sale UN = Undisclosed Sale

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