

# 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

18 Rosslyn Street, Hawthorn East Vic 3123
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$2,000,000
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 & 

\$2,200,000
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### Median sale price

Median price 

\$2,677,500
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 Property Type 

House
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 Suburb 

Hawthorn East
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Period - From 

01/07/2022
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 to 

30/06/2023
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 Source 

REIV
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### 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	6/39 Lawson St HAWTHORN EAST 3123	\$2,325,000	05/06/2023
2	29a Clifton Rd HAWTHORN EAST 3123	\$2,200,000	16/05/2023
3	2/6 Davis Av CAMBERWELL 3124	\$2,189,000	05/08/2023

**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: 

16/08/2023 10:12
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4 3 1

Property Type:  
Agent Comments

Indicative Selling Price  
\$2,000,000 - \$2,200,000  
Median House Price  
Year ending June 2023: \$2,677,500

## Comparable Properties



6/39 Lawson St HAWTHORN EAST 3123 (REI) Agent Comments

4 3 2

Price: \$2,325,000  
Method: Expression of Interest  
Date: 05/06/2023  
Property Type: Townhouse (Res)



29a Clifton Rd HAWTHORN EAST 3123 (REI) Agent Comments

4 2 2

Price: \$2,200,000  
Method: Expression of Interest  
Date: 16/05/2023  
Property Type: House (Res)  
Land Size: 564 sqm approx



2/6 Davis Av CAMBERWELL 3124 (REI) Agent Comments

3 2 3

Price: \$2,189,000  
Method: Auction Sale  
Date: 05/08/2023  
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999