

# 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

182 Rathmines Road, Hawthorn East Vic 3123

### Indicative selling price

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

Range between

\$2,600,000

&

\$2,800,000

### Median sale price

Median price

\$2,570,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/07/2023

to

30/09/2023

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	10 Invermay Gr HAWTHORN EAST 3123	\$2,835,000	29/07/2023
2	392 Auburn Rd HAWTHORN 3122	\$2,750,000	21/10/2023
3	33 Edgevale Rd KEW 3101	\$2,750,000	21/10/2023

**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:

01/11/2023 17:55



4   2   2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

September quarter 2023: \$2,570,000

## Comparable Properties



**10 Invermay Gr HAWTHORN EAST 3123 (REI)**   **Agent Comments**

4   1   1

**Price:** \$2,835,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)



**392 Auburn Rd HAWTHORN 3122 (REI)**   **Agent Comments**

4   2   4

**Price:** \$2,750,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



**33 Edgevale Rd KEW 3101 (REI)**   **Agent Comments**

4   2   -

**Price:** \$2,750,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 437 sqm approx

**Account - Marshall White** | P: 03 9822 9999