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

2/74-76 Rathmines Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $682,000 & $750,000

Median sale price

| Median price | $615,000 | Property Type | Unit | Suburb | Hawthorn East |

| Period - From | 01/01/2024 | to | 31/03/2024 | 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	8/110 Liddiard St HAWTHORN 3122	$737,500	10/02/2024
2	5/827a Burwood Rd HAWTHORN EAST 3123	$725,000	03/02/2024
3	4/2-6 Edlington St HAWTHORN 3122	$725,000	20/11/2023

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.~~

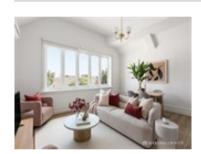This Statement of Information was prepared on: 22/04/2024 17:29

CONSUMER AFFAIRS VICTORIA

2 **1** **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$682,000 - $750,000
Median Unit Price
March quarter 2024: $615,000

Comparable Properties

8/110 Liddiard St HAWTHORN 3122 (REI)

2 **1** **1**

Price: $737,500
Method: Auction Sale
Date: 10/02/2024
Property Type: Apartment

Agent Comments

5/827a Burwood Rd HAWTHORN EAST 3123 (REI/VG)

2 **1** **1**

Price: $725,000
Method: Auction Sale
Date: 03/02/2024
Property Type: Unit

Agent Comments

4/2-6 Edlington St HAWTHORN 3122 (REI)

2 **1** **1**

Price: $725,000
Method: Private Sale
Date: 20/11/2023
Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504