

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 Rae Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,900,000 & \$4,200,000

Median sale price

Median price \$2,945,000 Property Type House Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	1 Kooyongkoot Rd HAWTHORN 3122	\$4,150,000	15/11/2023
2	3 Highfield Gr KEW 3101	\$3,800,000	17/11/2023
3	26 Miller Gr KEW 3101	\$3,750,000	12/10/2023

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:

25/03/2024 09:23

2 Rae Street, Hawthorn Vic 3122



Rooms: 7
Property Type: House
Land Size: 684.542 sqm approx
Agent Comments

Indicative Selling Price
\$3,900,000 - \$4,200,000
Median House Price
December quarter 2023: \$2,945,000

Comparable Properties



1 Kooyongkoot Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$4,150,000
Method: Private Sale
Date: 15/11/2023
Property Type: House
Land Size: 740 sqm approx



3 Highfield Gr KEW 3101 (REI)

Agent Comments



Price: \$3,800,000
Method: Private Sale
Date: 17/11/2023
Property Type: House (Res)



26 Miller Gr KEW 3101 (REI/VG)

Agent Comments



Price: \$3,750,000
Method: Auction Sale
Date: 12/10/2023
Property Type: House (Res)
Land Size: 793 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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