

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

23 Rathmines Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,950,000 & \$3,245,000

Median sale price

Median price \$2,913,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2023 to 30/06/2023 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	32 Russell St CAMBERWELL 3124	\$3,000,000	05/08/2023
2	39 Manningtree Rd HAWTHORN 3122	\$2,980,000	25/02/2023
3	31 Wrixon St KEW 3101	\$2,950,000	16/03/2023

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:

14/08/2023 14:32



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 532 sqm approx
Agent Comments

Indicative Selling Price
\$2,950,000 - \$3,245,000
Median House Price
June quarter 2023: \$2,913,000

Comparable Properties



32 Russell St CAMBERWELL 3124 (REI)

Agent Comments

4 2 1

Price: \$3,000,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)



39 Manningtree Rd HAWTHORN 3122 (REI/VG) Agent Comments

4 2 2

Price: \$2,980,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House
Land Size: 491 sqm approx



31 Wrixon St KEW 3101 (REI/VG)

Agent Comments

4 2 1

Price: \$2,950,000
Method: Sold Before Auction
Date: 16/03/2023
Property Type: House (Res)
Land Size: 737 sqm approx