Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	40 Rathmines Road, Hawthorn East Vic 3123
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Indicative selling price

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

Range between	\$1,950,000	&	\$2,100,000
Range between	\$1,950,000	&	\$2,100,000

Median sale price

Median price	\$2,700,000	Pro	perty Type	House		Suburb	Hawthorn East
Period - From	01/01/2023	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Audioss of comparable property			Date of care
1	6 Tara St HAWTHORN EAST 3123	\$2,002,000	14/10/2023
2	10 Hastings Rd HAWTHORN EAST 3123	\$1,980,000	02/09/2023
3			

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.

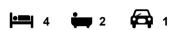
This Statement of Information was prepared on:	25/01/2024 08:28



Date of sale

40 Rathmines Road, Hawthorn East Vic 3123





Property Type: House Agent Comments

Richard Winneke 03 9810 5081 0418 136 858 richardwinneke@jelliscraig.com.au

Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price Year ending December 2023: \$2,700,000

Comparable Properties



6 Tara St HAWTHORN EAST 3123 (REI)

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Price: \$2,002,000 **Method:** Auction Sale **Date:** 14/10/2023

Property Type: House (Res)

Agent Comments



10 Hastings Rd HAWTHORN EAST 3123

(REI/VG)

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Price: \$1,980,000 **Method:** Auction Sale **Date:** 02/09/2023

Property Type: House (Res) **Land Size:** 258 sqm approx

Agent Comments

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.

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