

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 40 Rathmines Road, Hawthorn East Vic 3123

Indicative selling price

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

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

Median sale price

Median price \$2,700,000 Property 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 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	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

40 Rathmines Road, Hawthorn East Vic 3123



Richard Winneke
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Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending December 2023: \$2,700,000



4 2 1

Property Type: House

Agent Comments

Comparable Properties



6 Tara St HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 -

Price: \$2,002,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)



10 Hastings Rd HAWTHORN EAST 3123
(REI/VG)

Agent Comments

4 2 2

Price: \$1,980,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 258 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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