



2   
 1   
 1

**Rooms:****Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 3452.096 sqm approx

Agent Comments

**Indicative Selling Price**

\$550,000 - \$590,000

**Median Unit Price**

Year ending March 2017: \$665,500

## Comparable Properties



16/154 Rathmines Rd HAWTHORN EAST 3123 (VG) Agent Comments

2   
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**Price:** \$575,000**Method:** Sale**Date:** 19/02/2017**Rooms:** -**Property Type:** Strata Unit/Flat

10/352 Auburn Rd HAWTHORN 3122 (REI/VG) Agent Comments

2   
 1   
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**Price:** \$560,000**Method:** Sold Before Auction**Date:** 20/04/2017**Rooms:** -**Property Type:** Apartment

1/21 Auburn Gr HAWTHORN EAST 3123 (REI) Agent Comments

2   
 1   
 1

**Price:** \$555,000**Method:** Auction Sale**Date:** 29/04/2017**Rooms:** 3**Property Type:** Apartment

## 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

23/154 Rathmines Road, Hawthorn East Vic 3123

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&amp;

\$590,000

## Median sale price

Median price \$665,500

Unit X

Suburb Hawthorn East

Period - From 01/04/2016

to

31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
16/154 Rathmines Rd HAWTHORN EAST 3123	\$575,000	19/02/2017
10/352 Auburn Rd HAWTHORN 3122	\$560,000	20/04/2017
1/21 Auburn Gr HAWTHORN EAST 3123	\$555,000	29/04/2017