

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

5/29 Rathmines Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$755,000

&

\$795,000

Median sale price

Median price

\$592,750

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2020

to

30/09/2020

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	12/765 Burwood Rd HAWTHORN EAST 3123	\$795,000	02/06/2020
2	3/20 Illawarra Rd HAWTHORN 3122	\$763,000	17/07/2020
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:

10/11/2020 15:25



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$755,000 - \$795,000

Median Unit Price

September quarter 2020: \$592,750

Comparable Properties



12/765 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$795,000

Method: Private Sale

Date: 02/06/2020

Property Type: Apartment



3/20 Illawarra Rd HAWTHORN 3122 (VG)

Agent Comments

 2  -  -

Price: \$763,000

Method: Sale

Date: 17/07/2020

Property Type: Flat/Unit/Apartment (Res)

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.