

## 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

4/177 RATHMINES ROAD HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$674,950

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### 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 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

3/5 AUBURN GROVE HAWTHORN EAST VIC 3123	\$686,500	18-Feb-23
G07/28 AUBURN GROVE HAWTHORN EAST VIC 3123	\$672,000	25-Feb-23
7/28 AUBURN GROVE HAWTHORN EAST VIC 3123	\$672,000	25-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 27 April 2023



## 3/5 AUBURN GROVE HAWTHORN EAST VIC 3123

2 1 2

Sold Price

**\$686,500**

Sold Date

**18-Feb-23**

Distance

**1km**



## G07/28 AUBURN GROVE HAWTHORN EAST VIC 3123

2 1 1

Sold Price

**\$672,000**

Sold Date

**25-Feb-23**

Distance

**0.89km**



## 7/28 AUBURN GROVE HAWTHORN EAST VIC 3123

2 1 1

Sold Price

<sup>RS</sup> **\$672,000** <sup>UN</sup>

Sold Date

**25-Feb-23**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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