

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

5/222 Rathmines Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

20/06/2021

to

19/06/2022

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	3/75 Harold St HAWTHORN EAST 3123	\$465,000	30/04/2022
2	6/795 Burwood Rd HAWTHORN EAST 3123	\$453,000	18/01/2022
3	12/94 Liddiard St HAWTHORN 3122	\$342,500	14/04/2022

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:

20/06/2022 13:51



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$399,000

Median Unit Price

20/06/2021 - 19/06/2022: \$630,000

Comparable Properties



3/75 Harold St HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$465,000

Method: Sold Before Auction

Date: 30/04/2022

Property Type: Apartment



6/795 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$453,000

Method: Private Sale

Date: 18/01/2022

Property Type: Apartment



12/94 Liddiard St HAWTHORN 3122 (VG)

Agent Comments

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Price: \$342,500

Method: Sale

Date: 14/04/2022

Property Type: Strata Unit/Flat

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199