

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

2/74 Rathmines Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$650,500 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2020 to 31/12/2020 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	5/29 Rathmines Rd HAWTHORN EAST 3123	\$755,000	10/12/2020
2	13/11-13 Auburn Gr HAWTHORN EAST 3123	\$703,500	27/11/2020
3	2/3 Burwood Av HAWTHORN EAST 3123	\$700,000	15/10/2020

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:

24/02/2021 00:14



 2  1  1

Property Type: Apartment

Agent Comments

Internal area 71 sqm (approx.) Courtyard 67 sqm (approx.)

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

December quarter 2020: \$650,500

Comparable Properties



5/29 Rathmines Rd HAWTHORN EAST 3123
(REI/VG)

Agent Comments

 2  1  1

Price: \$755,000

Method: Private Sale

Date: 10/12/2020

Rooms: 2

Property Type: Unit



13/11-13 Auburn Gr HAWTHORN EAST 3123
(REI/VG)

Agent Comments

 2  1  2

Price: \$703,500

Method: Sold Before Auction

Date: 27/11/2020

Property Type: Apartment



2/3 Burwood Av HAWTHORN EAST 3123
(REI/VG)

Agent Comments

 2  1  1

Price: \$700,000

Method: Sold Before Auction

Date: 15/10/2020

Property Type: Apartment