Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| 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 | Pro | perty Type U | nit |] | Suburb | Hawthorn East |
|---------------|------------|-----|--------------|-----|-------|--------|---------------|
| Period - From | 01/10/2020 | to | 31/12/2020 | S | ource | 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

| 7,01 | aress of comparable property | 1 1100 | 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 |
|--|------------------|



Date of sale





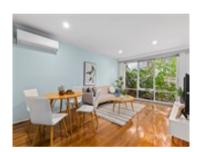


Property Type: Apartment **Agent Comments**

Indicative Selling Price \$680,000 - \$740,000 **Median Unit Price** December quarter 2020: \$650,500

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

Comparable Properties



5/29 Rathmines Rd HAWTHORN EAST 3123

(REI/VG)

Price: \$755,000 Date: 10/12/2020 Rooms: 2

-- 2

Property Type: Unit

Method: Private Sale

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

Price: \$703,500

Method: Sold Before Auction

Date: 27/11/2020

Property Type: Apartment

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

-- 2

Date: 15/10/2020

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments

Price: \$700.000

Method: Sold Before Auction

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



