

## 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

19/154 Rathmines Road, Hawthorn East Vic 3123

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 &amp; \$627,000

**Median sale price**

Median price \$627,000 House Unit X Suburb Hawthorn East

Period - From 01/04/2018 to 30/06/2018 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	17/154-164 Rathmines Rd HAWTHORN EAST 3123	\$635,000	02/06/2018
2	4/243 Riversdale Rd HAWTHORN EAST 3123	\$628,000	11/07/2018
3	4/23 Glen St HAWTHORN 3122	\$610,000	23/06/2018

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.~~