

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

85 RATHMINES ROAD HAWTHORN EAST VIC 3123

Indicative selling price

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

Single Price

or range
between

\$3,200,000

&

\$3,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,490,000

Property type

House

Suburb

Hawthorn East

Period-from

01 Mar 2022

to

28 Feb 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

2 RYEBURNE AVENUE HAWTHORN EAST VIC 3123	\$3,275,000	15-Oct-22
49 ILLAWARRA ROAD HAWTHORN VIC 3122	\$3,400,000	16-Nov-22
12 ST HELENS ROAD HAWTHORN EAST VIC 3123	-	04-Mar-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: 21 March 2023

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**2 RYEBURNE AVENUE HAWTHORN
EAST VIC 3123**

4 2 3

Sold Price \$3,275,000 Sold Date 15-Oct-22

Distance 0.38km



**49 ILLAWARRA ROAD
HAWTHORN VIC 3122**

4 2 1

Sold Price \$3,400,000 Sold Date 16-Nov-22

Distance 1.74km



**12 ST HELENS ROAD HAWTHORN
EAST VIC 3123**

4 2 2

RS UN Sold Date 04-Mar-23

Distance 1.84km

RS = Recent sale **UN** = Undisclosed Sale

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