

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

5/126 Rathmines Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$400,000

&

\$420,000

Median sale price

Median price \$675,000

House

Unit

X

Suburb Hawthorn East

Period - From 01/07/2016

to

30/06/2017

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	9/454 Burwood Rd HAWTHORN 3122	\$420,000	12/08/2017
2	242/347 Camberwell Rd CAMBERWELL 3124	\$417,500	08/09/2017
3	18/197 Auburn Rd HAWTHORN 3122	\$410,000	13/09/2017

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.~~



1 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$400,000 - \$420,000
Median Unit Price
Year ending June 2017: \$675,000

Comparable Properties



9/454 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$420,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 3
Property Type: Apartment



242/347 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments

1 1 1

Price: \$417,500
Method: Private Sale
Date: 08/09/2017
Rooms: 3
Property Type: Apartment



18/197 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$410,000
Method: Private Sale
Date: 13/09/2017
Rooms: 2
Property Type: Apartment