



## Statement of Information

Section n 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/56 Rathmines Road,  
HAWTHORN EAST 3123**

### Indicative selling price

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

**Range \$880,000 - \$960,000**

### Median sale price

Median **Unit** for **HAWT HORN EAST** for period **Jul 2018 - Jun 2019**

Sourced from **Property Data Online**.

**\$610,500**

### Comparable property sales

**8/69 Wattle Road,**  
Hawthorn 3123

Price **\$950,000** Sold 27  
March 2019

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 23rd Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data Online.

Unit  
3 beds 1 baths 2 parking

Ham Kerr Property

### Ham Kerr Property Pty Ltd

230 Whitehorse Road,  
Balwyn VIC 3103

### Contact agents



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