

# 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

89 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 \$2,400,000 & \$2,640,000

### Median sale price

Median price \$2,170,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2020 to 31/03/2021 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	31 Hastings Rd HAWTHORN EAST 3123	\$3,027,500	27/02/2021
2	823 Burwood Rd HAWTHORN EAST 3123	\$2,658,000	25/11/2020
3	18 Station St HAWTHORN EAST 3123	\$2,425,000	12/12/2020

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:

14/05/2021 11:54



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 597 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,400,000 - \$2,640,000  
**Median House Price**  
 Year ending March 2021: \$2,170,000

## Comparable Properties



**31 Hastings Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



This property has undergone a recent renovation/extension.

**Price:** \$3,027,500  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 551 sqm approx



**823 Burwood Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



This property is within the direct vicinity and has undergone a recent renovation; however, is in an inferior position and shares a common wall with the neighbouring property.

**Price:** \$2,658,000  
**Method:** Sold Before Auction  
**Date:** 25/11/2020  
**Property Type:** House (Res)  
**Land Size:** 505 sqm approx



**18 Station St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



This property is within a close proximity and has been recently renovated; however, is on a significantly smaller land allotment.

**Price:** \$2,425,000  
**Method:** Auction Sale  
**Date:** 12/12/2020  
**Property Type:** House (Res)  
**Land Size:** 353 sqm approx