

# 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

184 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 \$2,450,000 & \$2,600,000

### Median sale price

Median price \$2,570,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2023 to 30/09/2023 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	33 Edgevale Rd KEW 3101	\$2,750,000	21/10/2023
2	33 Invermay Gr HAWTHORN EAST 3123	\$2,500,000	11/10/2023
3	5 Westley St HAWTHORN EAST 3123	\$2,500,000	29/07/2023

**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:

12/01/2024 11:44



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**Property Type:** House (Res)

**Land Size:** 404 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,450,000 - \$2,600,000

**Median House Price**

September quarter 2023: \$2,570,000

## Comparable Properties



**33 Edgevale Rd KEW 3101 (REI)**

Agent Comments

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**Price:** \$2,750,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 437 sqm approx



**33 Invermay Gr HAWTHORN EAST 3123 (VG)**

Agent Comments

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**Price:** \$2,500,000

**Method:** Sale

**Date:** 11/10/2023

**Property Type:** House (Res)

**Land Size:** 401 sqm approx



**5 Westley St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

 3
  2
  1

**Price:** \$2,500,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 373 sqm approx

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