

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

22 Rae Street Hawthorn VIC 3122

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

\$3,800,000

&

\$4,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,015,000

Property type

House

Suburb

Hawthorn

Period-from

01 Mar 2019

to

29 Feb 2020

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

9 View Street Hawthorn VIC 3122	\$3,605,000	29-Feb-20
28 Elphin Grove Hawthorn VIC 3122	\$3,701,000	30-Nov-19
8 Stanley Grove Canterbury VIC 3126	\$3,780,000	29-Feb-20

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: 06 March 2020



9 View Street Hawthorn VIC 3122

Sold Price

^{RS}

\$3,605,000

Sold Date

29-Feb-20

 4  2  2

Distance

0.07km



28 Elphin Grove Hawthorn VIC 3122

Sold Price

\$3,701,000

Sold Date

30-Nov-19

 4  2  2

Distance

0.3km



8 Stanley Grove Canterbury VIC 3126

Sold Price

^{RS}

\$3,780,000

Sold Date

29-Feb-20

 4  2  2

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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