

# 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

3/24 Wattle Road, Hawthorn Vic 3122

### Indicative selling price

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

Single price \$900,000

### Median sale price

Median price \$542,500

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2023

to 31/12/2023

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	9/24 Wattle Rd HAWTHORN 3122	\$1,020,000	17/02/2024
2	14/69 Wattle Rd HAWTHORN 3122	\$880,000	24/02/2024
3			

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:

14/03/2024 10:32



**Rooms:** 3  
**Property Type:** Unit

## Comparable Properties



9/24 Wattle Rd HAWTHORN 3122 (REI)

Agent Comments



**Price:** \$1,020,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Unit



14/69 Wattle Rd HAWTHORN 3122 (REI)

Agent Comments



**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Unit

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.