# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/12 Wattle Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,412,500	Pro	operty Type	Том	nhouse		Suburb	Hawthorn
Period - From	22/12/2022	to	21/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	26a Wellington St KEW 3101	\$1,750,000	09/11/2023
2	2/111 Kooyongkoot Rd HAWTHORN 3122	\$1,584,000	18/11/2023
3	5/350 Auburn Rd HAWTHORN 3122	\$1,500,000	12/10/2023

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:

22/12/2023 11:33









Rooms: 8 Property Type: Townhouse (Single) Land Size: 450 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median Townhouse Price 22/12/2022 - 21/12/2023: \$1,412,500

# **Comparable Properties**



26a Wellington St KEW 3101 (REI/VG)

2 2



Price: \$1,750,000 Method: Sold Before Auction Date: 09/11/2023 Property Type: House (Res) Agent Comments

Agent Comments



2/111 Kooyongkoot Rd HAWTHORN 3122 (VG) Agent Comments



Price: \$1,584,000 Method: Sale Date: 18/11/2023 Property Type: Flat/Unit/Apartment (Res)



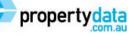
5/350 Auburn Rd HAWTHORN 3122 (VG)

🛏 3 🗰 - 🛱 ·

Price: \$1,500,000 Method: Sale Date: 12/10/2023 Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.