

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

4/12 Wattle Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,412,500

Property Type Townhouse

Suburb Hawthorn

Period - From 22/12/2022

to

21/12/2023

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	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



4 3 3

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)

Agent Comments

3 3 2

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



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

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



5/350 Auburn Rd HAWTHORN 3122 (VG)

Agent Comments

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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