

# 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 4/32 Manningtree 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)

Range between \$640,000 & \$700,000

### Median sale price

Median price \$568,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2023 to 30/06/2023 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	8/9 Fordholm Rd HAWTHORN 3122	\$700,000	11/08/2023
2	4/179 Power St HAWTHORN 3122	\$668,000	15/07/2023
3	7/2 Calvin St HAWTHORN 3122	\$654,000	04/03/2023

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: 31/08/2023 10:41



## 4/32 Manningtree Road, Hawthorn

### Additional information

Council Rates: \$TBA (refer Section 32)  
 Water Rates: \$TBA (refer Section 32)  
 12 units in the complex  
 2 large bedrooms with BIR's  
 Bathroom with separate shower and bath  
 Separate toilet  
 Updated kitchen with Fisher and Paykel oven and  
 Bosch electric cooktop  
 Abundant natural light  
 Split system in living room  
 Polished blond floorboards throughout  
 Balcony  
 Single carport

### Rental Estimate

\$451 per week based on current market conditions  
 current tenancy until 7 Nov 2023

### Chattels

All fixed floor coverings and fixed light fittings as  
 inspected



**Cameron Way**  
 0418 352 380



**Jackie Mooney**  
 0401 137 901

### Close proximity to

#### Schools

Glenferrie Primary School-zoned (400m)  
 Hawthorn West Primary School- (1.2km)  
 Auburn High School – zoned (3.3km)  
 Richmond High School - (3.1km)  
 Swinburne University of Technology (1.0km)

#### Shops

Glenferrie Rd Shopping Precinct (100m)  
 Woolworths Kew (2.3km)  
 Camberwell Shopping Centre (3.0km)  
 Victoria Gardens Shopping Centre (2.7km)

#### Parks

Fairview Park-(Yarra River – off-lead dog) (1.0km)  
 Morang Road Reserve (800m)  
 Hawthorn Aquatic and Leisure Centre (950m)  
 Central Gardens (1.3km)  
 Glenferrie Oval (1.4km)

#### Transport

Hawthorn Train Station (750m)  
 Glenferrie Train Station (800m)  
 Tram 75 – Vermont South – Central Pier Docklands (400m)  
 Bus 609 – Hawthorn to Fairfield via Kew (500m)

### Settlement

10% deposit, balance 30/60 days or any other such  
 terms that have been agreed to in writing by the vendor