

# 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 56/8 Wallen 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 \$1,150,000 & \$1,200,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2024 to 31/03/2024 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	7/430 Glenferrie Rd KOOYONG 3144	\$1,250,000	21/11/2023
2	811/11 David St RICHMOND 3121	\$1,188,000	08/12/2023
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: 06/05/2024 13:26

56/8 Wallen Road, Hawthorn Vic 3122



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**Rooms:** 6  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,200,000  
**Median Unit Price**  
March quarter 2024: \$590,000

## Comparable Properties



7/430 Glenferrie Rd KOOYONG 3144 (REI/VG) **Agent Comments**

3 2 2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 21/11/2023  
**Property Type:** Apartment  
**Land Size:** 153 sqm approx

811/11 David St RICHMOND 3121 (VG) **Agent Comments**

3 - -

**Price:** \$1,188,000  
**Method:** Sale  
**Date:** 08/12/2023  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO 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.

**Account** - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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