## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| Proper                                      | ty offer  | ed for s | sale                                |      |                                |      |                      |       |      |     |                  |        |        |  |
|---|---|----------|-------------------------------------|------|--------------------------------|------|----------------------|-------|------|-----|------------------|--------|--------|--|
| Address<br>Including suburb and<br>postcode |   |          | 6/63 Wattle Road, Hawthorn Vic 3122 |      |                                |      |                      |       |      |     |                  |        |        |  |
| Indicat                                     | Indicative selling price  |          |                                     |      |                                |      |                      |       |      |     |                  |        |        |  |
| For the                                     | For the meaning of this price see consumer.vic.gov.au/underquoting  |          |                                     |      |                                |      |                      |       |      |     |                  |        |        |  |
| Range between \$840,                        |   |          | 000                                 |      | &                              |      | \$880,000            |       |      |     |                  |        |        |  |
| Mediar                                      | n sale p  | rice     |                                     |      |                                |      |                      |       |      |     |                  |        |        |  |
| Media                                       | an price  | \$590,00 | 00                                  | Pro  | operty Type                    | Unit |                      |       | Sub  | urb | Hawthorn         |        |        |  |
| Period                                      | d - From  | 01/01/2  | 024                                 | to   | 31/03/2024                     |      | Sc                   | ource | REI  | /   |                  |        |        |  |
| Compa                                       | arable p  | roperty  | sales                               | (*De | lete A or B                    | belo | w as ap <sub>l</sub> | plica | ble) |     |                  |        |        |  |
| <b>A*</b>                                   | A* These are the three properties sold within two kilometres of the property for sale in the last six-<br>months that the estate agent or agent's representative considers to be most comparable to the<br>property for sale. |          |                                     |      |                                |      |                      |       |      |     |                  |        |        |  |
| Address of comparable property              |   |          |                                     |      |                                |      |                      |       |      | Pr  | ice              | Date o | f sale |  |
| 1   |   |          |                                     |      |                                |      |                      |       |      |     |                  |        |        |  |
| 2   |   |          |                                     |      |                                |      |                      |       |      |     |                  |        |        |  |
| 3   |   |          |                                     |      |                                |      |                      |       |      |     |                  |        |        |  |
| OR  |   |          |                                     |      |                                |      |                      |       |      |     |                  |        |        |  |
| B*  |   | _        | _                                   |      | epresentative<br>wo kilometres |      | •                    |       |      |     |                  |        | arable |  |
|   | This Statement of Information was prepared on:  |          |                                     |      |                                |      |                      |       | on:  |     | 18/06/2024 18:32 |        |        |  |







1 2 1

Rooms: 4

Property Type: Townhouse

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> Indicative Selling Price \$840,000 - \$880,000 Median Unit Price March quarter 2024: \$590,000

## Comparable Properties

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.

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