

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

9/24 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$602,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2023

to

30/09/2023

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	7/372 Auburn Rd HAWTHORN 3122	\$950,000	18/09/2023
2	4/34 Illawarra Rd HAWTHORN 3122	\$940,000	15/09/2023
3	7/150 Power St HAWTHORN 3122	\$872,000	15/11/2023

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:

14/12/2023 10:25



Rooms: 3

Property Type: Unit

[Agent Comments](#)

Comparable Properties



7/372 Auburn Rd HAWTHORN 3122 (REI)

[Agent Comments](#)



Price: \$950,000

Method: Private Sale

Date: 18/09/2023

Property Type: Unit



4/34 Illawarra Rd HAWTHORN 3122 (REI/VG)

[Agent Comments](#)



Price: \$940,000

Method: Sold Before Auction

Date: 15/09/2023

Property Type: Unit



7/150 Power St HAWTHORN 3122 (REI)

[Agent Comments](#)



Price: \$872,000

Method: Auction Sale

Date: 15/11/2023

Property Type: Unit