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	15/28 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $475,000

Median sale price

Median price $542,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	1/9 Henry St HAWTHORN 3122	$450,000	08/09/2023
2	9/333 Auburn Rd HAWTHORN 3122	$455,000	16/11/2023
3	13/46-48 Elphin Gr HAWTHORN 3122	$480,000	02/12/2023

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: 07/03/2024 12:13

15/28 Wattle Road, Hawthorn Vic 3122

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2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$475,000
Median Unit Price
December quarter 2023: $542,500

Comparable Properties



1/9 Henry St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $450,000
Method: Private Sale
Date: 08/09/2023
Property Type: Apartment

Agent Comments



9/333 Auburn Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $455,000
Method: Sold Before Auction
Date: 16/11/2023
Property Type: Unit

Agent Comments



13/46-48 Elphin Gr HAWTHORN 3122 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 02/12/2023
Property Type: Apartment

Agent Comments

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