

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,200,000

### Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Hawthorn

Period - From

13/05/2023

to

12/05/2024

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	501/11 David St RICHMOND 3121	\$1,215,000	30/11/2023
3	26/17-25 Yarra St HAWTHORN 3122	\$920,000	16/03/2024

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:

13/05/2024 15:24

56/8 Wallen Road, Hawthorn Vic 3122



3 2 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,200,000  
**Median Unit Price**  
13/05/2023 - 12/05/2024: \$585,000

## 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



**501/11 David St RICHMOND 3121 (REI/VG)** **Agent Comments**

3 2 2

newer, has large deck

**Price:** \$1,215,000  
**Method:** Auction Sale  
**Date:** 30/11/2023  
**Property Type:** Apartment



**26/17-25 Yarra St HAWTHORN 3122 (REI)** **Agent Comments**

3 2 1

Only comes with one car, smaller living/dining area, outlook/view not as good at Wallen Rd

**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** Apartment

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



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