

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

2/20 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$775,000

&

\$850,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2023

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	5/740 Orrong Rd TOORAK 3142	\$815,000	05/03/2024
2	4/24 Muir St HAWTHORN 3122	\$785,000	30/04/2024
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:

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Indicative Selling Price

\$775,000 - \$850,000

Median Unit Price

Year ending March 2024: \$580,000



2 1 1

Rooms: 3
Property Type: Villa
Agent Comments

Comparable Properties



5/740 Orrong Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$815,000
Method: Sold Before Auction
Date: 05/03/2024
Property Type: Apartment
Land Size: 2043 sqm approx



4/24 Muir St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 2

Price: \$785,000
Method: Private Sale
Date: 30/04/2024
Property Type: Apartment

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.