

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

4 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,530,000

Property Type House

Suburb Hawthorn

Period - From 01/07/2024

to

30/09/2024

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	372 Highett St RICHMOND 3121	\$1,740,000	05/10/2024
2	5 Salisbury Gr HAWTHORN 3122	\$1,701,000	22/06/2024
3	14 Denmark St KEW 3101	\$1,600,500	17/05/2024

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:

12/11/2024 10:54



Rooms: 5

Property Type: House

Agent Comments

Comparable Properties



372 Highett St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,740,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)



5 Salisbury Gr HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,701,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 214 sqm approx



14 Denmark St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,600,500

Method: Sold Before Auction

Date: 17/05/2024

Property Type: House (Res)

Land Size: 410 sqm approx