

## 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 5 Wattle Grove, Hawthorn Vic 3122  
Including suburb and postcode

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

#### 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 10 Elm St HAWTHORN 3122	\$2,452,000	16/11/2024
2 30 Edgevale Rd KEW 3101	\$2,310,000	21/09/2024
3 36 Fletcher St HAWTHORN EAST 3123	\$2,280,000	21/09/2024

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:



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**10 Elm St HAWTHORN 3122 (REI)**



Agent Comments

**Price:** \$2,452,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 298 sqm approx



**30 Edgevale Rd KEW 3101 (REI/VG)**



Agent Comments

**Price:** \$2,310,000

**Method:** Auction Sale

**Date:** 21/09/2024

**Property Type:** House (Res)

**Land Size:** 272 sqm approx



**36 Fletcher St HAWTHORN EAST 3123 (REI/VG)**



Agent Comments

**Price:** \$2,280,000

**Method:** Auction Sale

**Date:** 21/09/2024

**Property Type:** House (Res)

**Land Size:** 394 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511