

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

58 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$5,000,000

&

\$5,500,000

Median sale price

Median price

\$2,450,000

Property Type

House

Suburb

Hawthorn

Period - From

01/10/2019

to

30/09/2020

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	73 Kooyongkoot Rd HAWTHORN 3122	\$4,740,000	12/08/2020
2			
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:

27/10/2020 10:54



 3  2  2

Property Type: House (Res)
Land Size: 1274 sqm approx
Agent Comments

Indicative Selling Price
\$5,000,000 - \$5,500,000
Median House Price
Year ending September 2020: \$2,450,000

Comparable Properties



73 Kooyongkoot Rd HAWTHORN 3122 (REI) **Agent Comments**

 4  2  2

Price: \$4,740,000
Method: Private Sale
Date: 12/08/2020
Property Type: House (Res)
Land Size: 1050 sqm approx

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.