Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 5/22 Wattle Road, Hawthorn Vic 3122 |
|----------------------|-------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$600,000 | & | \$650,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$602,000 | Pro | perty Type U | nit | | Suburb | Hawthorn |
|---------------|------------|-----|--------------|-----|------|--------|----------|
| Period - From | 12/05/2021 | to | 11/05/2022 | So | urce | 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

| | aress of comparable property | 1 1100 | Date of Sale |
|---|-------------------------------------|-----------|--------------|
| 1 | 107/577 Glenferrie Rd HAWTHORN 3122 | \$663,000 | 06/04/2022 |
| 2 | 2/50 Liddiard St HAWTHORN 3122 | \$645,000 | 22/04/2022 |
| 3 | 119/2 Golding St HAWTHORN 3122 | \$600,000 | 12/04/2022 |

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: | 12/05/2022 13:00 |
|--|------------------|



Date of sale











Property Type: House (Res) Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 12/05/2021 - 11/05/2022: \$602,000

Comparable Properties



107/577 Glenferrie Rd HAWTHORN 3122 (REI)

ı





Agent Comments

Price: \$663,000 **Method:** Private Sale **Date:** 06/04/2022

Property Type: Apartment



2/50 Liddiard St HAWTHORN 3122 (REI)

=| 2







Price: \$645,000 Method: Private Sale Date: 22/04/2022 Property Type: Unit **Agent Comments**



119/2 Golding St HAWTHORN 3122 (REI)





Price: \$600,000 **Method:** Private Sale **Date:** 12/04/2022

Property Type: Apartment

Agent Comments

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.