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

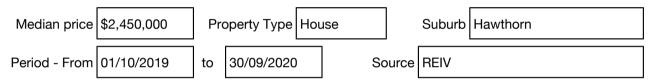
4/21 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$2,125,000

Median sale price



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	411/6 Acacia PI ABBOTSFORD 3067	\$2,225,000	10/10/2020
2	18 Finhaven Ct KEW 3101	\$2,210,000	17/06/2020
3	3/21 Wattle Rd HAWTHORN 3122	\$2,065,000	14/10/2020

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 09:56









Property Type: House Agent Comments

Mike Beardsley 03 9810 5000 0476 777 004 mikebeardsley@jelliscraig.com.au

Indicative Selling Price \$2,125,000 Median House Price Year ending September 2020: \$2,450,000

Comparable Properties



411/6 Acacia PI ABBOTSFORD 3067 (REI)



Price: \$2,225,000 Method: Private Sale Date: 10/10/2020 Property Type: Apartment Agent Comments



18 Finhaven Ct KEW 3101 (REI/VG)



Price: \$2,210,000 Method: Private Sale Date: 17/06/2020 Property Type: House Land Size: 293 sqm approx



3/21 Wattle Rd HAWTHORN 3122 (REI)



Price: \$2,065,000 Method: Private Sale Date: 14/10/2020 Property Type: Townhouse (Single)

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



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.

Agent Comments

Agent Comments