

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

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	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

Comparable Properties



411/6 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$2,225,000

Method: Private Sale

Date: 10/10/2020

Property Type: Apartment



18 Finhaven Ct KEW 3101 (REI/VG)

Agent Comments



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)

Agent Comments



Price: \$2,065,000

Method: Private Sale

Date: 14/10/2020

Property Type: Townhouse (Single)