

# 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

2 Wattle Grove, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$2,400,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2022

to 31/12/2022

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	19 Gibdon St BURNLEY 3121	\$2,020,000	11/11/2022
2	15 Elgin St HAWTHORN 3122	\$1,700,000	13/12/2022
3	320 Riversdale Rd HAWTHORN EAST 3123	\$1,615,000	20/12/2022

**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:

10/03/2023 10:42



**woodards** 

## 2 Wattle Grove Hawthorn

### Additional information

Council rates: \$2033.4 pa (Refer S32)  
 Water rates: \$178.13 plus usage pq (Refer S32)  
 Land size: 293sqm (approx.)  
 Double fronted Victorian  
 Baltic pine floors  
 High ceilings  
 Large main bedroom with fireplace and BIR  
 2 large bedrooms  
 Renovated bathroom  
 Electric wall oven  
 Gas cooktop  
 Ducted heating  
 Evaporative cooling  
 Elevated back deck  
 Storage underneath deck  
 ROW access  
 Brick courtyard  
 Low maintenance garden

### Rental Estimate

\$780-\$850 per week (approx.)

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected



**Rachel Waters**  
0413 465 746



**Julian Badenach**  
0414 609 665

### Close proximity to

#### Schools

Auburn Hill High School -Burgess St, Hawthorn (3.2km)  
 Glenferrie Primary School- Manningtree Rd, Hawthorn (490m)  
 Scotch College - Morrison St, Hawthorn (1.6km)  
 Xavier College - Barkers Rd, Hawthorn (1.7km)  
 Carey Baptist Grammar - Barkers Rd, Hawthorn (2.7km)  
 Melbourne Girls College -Yarra Blvd, Richmond (1.8km)

#### Shops

Hawthorn Square IGA Burwood Rd, Hawthorn (600m)  
 Glenferrie Road Shopping Precinct-Glenferrie Rd, Hawthorn (1.2km)  
 Victoria Gardens- Victoria St, Richmond (2.9km)

#### Parks

Fairview Park (1.3km)  
 Morang Road Reserve (1km)  
 Grace Park (1.8km)

#### Transport

Hawthorn train station (900m)  
 Tram 75 - Vermont South to Central Pier Docklands  
 Tram 70 - Wattle Park to Waterfront City Docklands  
 Tram 16 - Kew to Melbourne Uni via St Kilda Beach

#### Settlement

60 days or any other such terms that have been agreed to in writing by the vendor