

# OSTER + CO

## 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 79/8 Wallen Road Hawthorn VIC 3122

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*1,950,000 & \$2,100,000

#### Median sale price

Median price \$2,287,500 Property type House Suburb Hawthorn

Period - From March 2019 to March 2020 Source Real Estate.com.au

#### Comparable property sales (\*Delete A or B below as applicable)

**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: April 25<sup>th</sup> 2020