

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

4/32 Manningtree Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$568,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2023

to

30/06/2023

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	8/9 Fordholm Rd HAWTHORN 3122	\$700,000	11/08/2023
2	4/179 Power St HAWTHORN 3122	\$668,000	15/07/2023
3	6/14 Oak St HAWTHORN 3122	\$651,000	10/06/2023

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:

07/09/2023 09:19



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4/32 Manningtree Road, Hawthorn

Additional information

Council Rates: \$1,133.85 (refer s32)
 Owners Corporation: \$2,666.06 pa (refer s32)
 12 units in the complex - unit 4 fully renovated 2021
 2 large bedrooms with BIR's
 Bathroom with separate shower and bath
 Separate toilet
 Updated kitchen with Fisher and Paykel oven and
 Bosch electric cooktop
 Abundant natural light
 Split system in living room
 Polished blond floorboards throughout
 Balcony
 Single carport

Rental Estimate

\$451 per week based on current market conditions
 current tenancy until 7 Nov 2023

Chattels

All fixed floor coverings and fixed light fittings as
 inspected

Close proximity to

Schools

Glenferrie Primary School-zoned (400m)
 Hawthorn West Primary School- (1.2km)
 Auburn High School – zoned (3.3km)
 Richmond High School - (3.1km)
 Swinburne University of Technology (1.0km)

Shops

Glenferrie Rd Shopping Precinct (100m)
 Woolworths Kew (2.3km)
 Camberwell Shopping Centre (3.0km)
 Victoria Gardens Shopping Centre (2.7km)

Parks

Fairview Park-(Yarra River – off-lead dog) (1.0km)
 Morang Road Reserve (800m)
 Hawthorn Aquatic and Leisure Centre (950m)
 Central Gardens (1.3km)
 Glenferrie Oval (1.4km)

Transport

Hawthorn Train Station (750m)
 Glenferrie Train Station (800m)
 Tram 75 – Vermont South – Central Pier Docklands (400m)
 Bus 609 – Hawthorn to Fairfield via Kew (500m)

Settlement

10% deposit, balance 30/60 days or any other such
 terms that have been agreed to in writing by the vendor



Cameron Way
 0418 352 380



Jackie Mooney
 0401 137 901

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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