

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

10/24 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$860,000

Median sale price

Median price

\$587,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2020

to

31/03/2020

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 | 8/24 Wattle Rd HAWTHORN 3122 | \$715,000 | 26/02/2020 |
| 2 | | | |
| 3 | | | |

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:

28/06/2020 23:51



2
 1
 2

Property Type: Villa

Agent Comments

Indicative Selling Price

\$860,000

Median Unit Price

March quarter 2020: \$587,500

Comparable Properties

8/24 Wattle Rd HAWTHORN 3122 (VG)

2
 -
 -

Price: \$715,000

Method: Sale

Date: 26/02/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

This was an off market transaction and the current owner is undertaking an extensive renovation.

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. No other properties are known to the agent that offer the same location, privacy, renovation quality or accommodation over a single level floor plan. Note: In December 2019, unit 9 sold for \$964,500 and had also been recently renovated.