

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

12/63 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$879,000

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	2/12 Glasshouse St RICHMOND 3121	\$925,000	29/02/2020
2	1/11 Ardene Ct HAWTHORN 3122	\$905,000	16/03/2020
3	3/207 Auburn Rd HAWTHORN 3122	\$870,000	30/11/2019

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:

07/05/2020 15:29



2 1

Property Type: Townhouse
(Single)
Land Size: 45.793 sqm approx
Agent Comments

Indicative Selling Price
\$879,000
Median Unit Price
March quarter 2020: \$587,500

Comparable Properties



2/12 Glasshouse St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$925,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Townhouse (Res)



1/11 Ardene Ct HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$905,000
Method: Private Sale
Date: 16/03/2020
Rooms: 3
Property Type: Townhouse (Single)



3/207 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$870,000
Method: Auction Sale
Date: 30/11/2019
Property Type: Unit