

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

14/8 Wallen Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$930,000

&

\$1,010,000

Median sale price

Median price \$602,500

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2021

to

31/12/2021

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	3/6 Barkers Rd HAWTHORN 3122	\$1,025,000	13/11/2021
2	2/11-13 Robinson Rd HAWTHORN 3122	\$975,000	18/11/2021
3	4/47 Riversdale Rd HAWTHORN 3122	\$960,000	25/01/2022

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:

17/02/2022 09:59



2 2 2

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$930,000 - \$1,010,000
Median Unit Price
December quarter 2021: \$602,500

Comparable Properties



3/6 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

3 1 1

Price: \$1,025,000
Method: Auction Sale
Date: 13/11/2021
Property Type: Apartment



2/11-13 Robinson Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 2

Price: \$975,000
Method: Private Sale
Date: 18/11/2021
Property Type: Unit



4/47 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 2 2

Price: \$960,000
Method: Private Sale
Date: 25/01/2022
Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017