

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

34/8 Wallen Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2021

to 31/03/2022

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	27/8 Wallen Rd HAWTHORN 3122	\$1,150,000	04/04/2022
2	14/8 Wallen Rd HAWTHORN 3122	\$1,071,000	26/03/2022
3	71/8 Wallen Rd HAWTHORN 3122	\$920,000	08/04/2022

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:

09/05/2022 16:07



3
 2
 2

Rooms: 5
Property Type: Apartment
Land Size: 118 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Unit Price
 Year ending March 2022: \$595,000

Comparable Properties



27/8 Wallen Rd HAWTHORN 3122 (REI)

2
 2
 2

Price: \$1,150,000
Method: Private Sale
Date: 04/04/2022
Property Type: Apartment

Agent Comments

Better quality finish - yet 1 less bedroom than subject property



14/8 Wallen Rd HAWTHORN 3122 (REI)

2
 2
 2

Price: \$1,071,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Unit

Agent Comments

Recent renovation and on ground floor with one less bedroom than subject property



71/8 Wallen Rd HAWTHORN 3122 (REI)

2
 2
 2

Price: \$920,000
Method: Private Sale
Date: 08/04/2022
Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693