

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

6/40 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$1,380,000

Median sale price

Median price

\$1,507,500

Property Type

Townhouse

Suburb

Hawthorn

Period - From

03/05/2021

to

02/05/2022

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	1/29 Kinkora Rd HAWTHORN 3122	\$1,411,000	19/02/2022
2	3/9 Glen St HAWTHORN 3122	\$1,350,000	04/03/2022
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:

03/05/2022 15:59



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

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Indicative Selling Price

\$1,380,000

Median Townhouse Price

03/05/2021 - 02/05/2022: \$1,507,500

Comparable Properties



1/29 Kinkora Rd HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 1

Price: \$1,411,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)



3/9 Glen St HAWTHORN 3122 (REI)

Agent Comments

3 2 1

Price: \$1,350,000

Method: Sold Before Auction

Date: 04/03/2022

Property Type: Unit

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.