

## 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

44/8 WALLEN ROAD HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$615,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,637,000

Property type

House

Suburb

Hawthorn

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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 6 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

3/44 BURWOOD ROAD HAWTHORN VIC 3122	\$720,000	10-Aug-24
14/9A FORDHOLM ROAD HAWTHORN VIC 3122	\$680,000	20-Jul-24
7/10-12 WILLIAM STREET HAWTHORN VIC 3122	\$910,000	16-Nov-24

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 6 months.~~

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**3/44 BURWOOD ROAD  
HAWTHORN VIC 3122**

2 1 2

Sold Price **\$720,000** Sold Date **10-Aug-24**

Distance **0.64km**



**14/9A FORDHOLM ROAD  
HAWTHORN VIC 3122**

2 1 2

Sold Price **\$680,000** Sold Date **20-Jul-24**

Distance **0.67km**



**7/10-12 WILLIAM STREET  
HAWTHORN VIC 3122**

2 1 2

Sold Price <sup>RS</sup> **\$910,000** Sold Date **16-Nov-24**

Distance **1.57km**

RS = Recent sale      UN = Undisclosed Sale

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