

# 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

9/22 Wattle 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)

Range between \$690,000 & \$730,000

### Median sale price

Median price \$586,000

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2022

to 31/12/2022

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 | 118/6 Lisson Gr HAWTHORN 3122     | \$750,000 | 21/12/2022   |
| 2 | 8/22 Wattle Rd HAWTHORN 3122      | \$697,000 | 31/01/2023   |
| 3 | 7/28 Auburn Gr HAWTHORN EAST 3123 | \$672,000 | 25/02/2023   |

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:

27/02/2023 09:56



 2  2  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$730,000

**Median Unit Price**

December quarter 2022: \$586,000

## Comparable Properties



**118/6 Lisson Gr HAWTHORN 3122 (REI/VG)**

 2  2  1

**Agent Comments**

Has a courtyard

**Price:** \$750,000

**Method:** Private Sale

**Date:** 21/12/2022

**Property Type:** Apartment



**8/22 Wattle Rd HAWTHORN 3122 (REI)**

 2  2  1

**Agent Comments**

Ground floor apartment in the same block

**Price:** \$697,000

**Method:** Private Sale

**Date:** 31/01/2023

**Property Type:** Apartment



**7/28 Auburn Gr HAWTHORN EAST 3123 (REI)**

 2  1  1

**Agent Comments**

Only has one bathroom

**Price:** \$672,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Apartment

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199