

## 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

17/28 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,499

Property type

Unit

Suburb

Hawthorn

Period-from

01 Mar 2020

to

28 Feb 2021

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

5/28 Wattle Road Hawthorn VIC 3122	\$480,000	12-Mar-21
23/9 Lisson Grove Hawthorn VIC 3122	\$500,000	17-Jun-20
206/163 Burwood Road Hawthorn VIC 3122	\$498,000	16-Apr-20

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.~~

This Statement of Information was prepared on: 17 March 2021



5/28 Wattle Road Hawthorn VIC 3122

2
 1
 1

Sold Price <sup>RS</sup> **\$480,000** <sup>UN</sup> Sold Date **12-Mar-21**

Distance -



23/9 Lisson Grove Hawthorn VIC 3122

2
 1
 1

Sold Price **\$500,000** Sold Date **17-Jun-20**

Distance **0.14km**



206/163 Burwood Road Hawthorn VIC 3122

2
 1
 1

Sold Price **\$498,000** Sold Date **16-Apr-20**

Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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