

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

4/63 WATTLE ROAD HAWTHORN VIC 3122

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2024

to

30 Apr 2025

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

14/284 BARKERS ROAD HAWTHORN VIC 3122	\$790,000	01-Mar-25
9/374 AUBURN ROAD HAWTHORN VIC 3122	\$800,000	30-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.

This Statement of Information was prepared on: 05 May 2025



**14/284 BARKERS ROAD
HAWTHORN VIC 3122**

 2  1  1

Sold Price **\$790,000** Sold Date **01-Mar-25**

Distance **1.21km**



**9/374 AUBURN ROAD HAWTHORN
VIC 3122**

 2  1  1

Sold Price **\$800,000** Sold Date **30-Nov-24**

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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