Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

44 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$6	6,700,000	&	\$7,100,000
-------------------	-----------	---	-------------

Median sale price

Median price	\$2,900,000	Pro	perty Type	House		Suburb	Hawthorn
Period - From	03/12/2023	to	02/12/2024		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	7 Charles St HAWTHORN 3122	\$7,000,000	29/06/2024
2	880 Glenferrie Rd KEW 3101	\$6,800,000	27/06/2024
3	3 Ultimo Ct TOORAK 3142	\$6,800,000	19/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/12/2024 18:34













Property Type: House Land Size: 1226 sqm approx

Agent Comments

Indicative Selling Price \$6,700,000 - \$7,100,000 Median House Price 03/12/2023 - 02/12/2024: \$2,900,000

Comparable Properties



7 Charles St HAWTHORN 3122 (REI)

•=

4

a .

Price: \$7,000,000 **Method:** Auction Sale **Date:** 29/06/2024

Property Type: House (Res)

Agent Comments



880 Glenferrie Rd KEW 3101 (REI/VG)

•=

5





.

Agent Comments

Price: \$6,800,000 Method: Private Sale Date: 27/06/2024 Property Type: House Land Size: 1157 sqm approx

3 Ultimo Ct TOORAK 3142 (VG)

•

1





Price: \$6,800,000 Method: Sale Date: 19/06/2024

Property Type: House (Res) Land Size: 523 sqm approx Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.