

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 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$6,700,000

&

\$7,100,000

Median sale price

Median price \$2,900,000

Property 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	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 comparable properties 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



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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)

Agent Comments

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Price: \$7,000,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)



880 Glenferrie Rd KEW 3101 (REI/VG)

Agent Comments

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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)

Agent Comments

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Price: \$6,800,000
Method: Sale
Date: 19/06/2024
Property Type: House (Res)
Land Size: 523 sqm approx

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