

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

1/53 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Hawthorn

Period - From 01/01/2023 to 31/12/2023 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	25 Caroline St HAWTHORN EAST 3123	\$1,600,000	17/10/2023
2	12 Sercombe Gr HAWTHORN 3122	\$1,540,000	07/10/2023
3	322 Riversdale Rd HAWTHORN EAST 3123	\$1,450,000	13/12/2023

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:

19/01/2024 16:42



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

Year ending December 2023: \$2,550,000

Comparable Properties



25 Caroline St HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 2

Price: \$1,600,000

Method: Private Sale

Date: 17/10/2023

Property Type: House



12 Sercombe Gr HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$1,540,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)



322 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 1

Price: \$1,450,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 382 sqm approx

Account - Marshall White | P: 03 9822 9999