

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address 58 WATTLE - TH 1-7 / 58 Wattle Road, Hawthorn 3122

Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
GROUP A - 3 Bed, 3 Bath, 2 Carpark	\$*2,300,000	Or range between	\$*		\$
GROUP B - 3 Bed, 3 Bath, 2 Carpark	\$*	Or range between	\$*2,550,000		\$2,800,000
GROUP C - 3 Bed, 3 Bath, 2 Carpark	\$*3,250,000	Or range between	\$*		\$

Suburb unit median sale price

Median price \$2,515,000

Suburb Hawthorn

Period - From 01/10/2020

To 30/09/2021

Source REIV

Comparable property sales

TYPE A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
TYPE B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
TYPE C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

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