Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

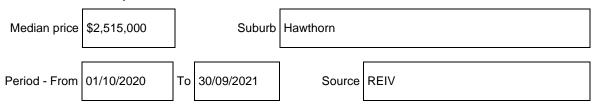
Unit offered for sale

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



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.
ТҮРЕ В	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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