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	2/506 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Single price: $355,000

Median sale price

Median price: $605,000 Property Type: Unit Suburb: Hawthorn

Period - From: 01/04/2022 to: 31/03/2023 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	8/71 Auburn Rd HAWTHORN 3122	$358,000	19/12/2022
2	602/32 Lilydale Gr HAWTHORN EAST 3123	$355,000	23/11/2022
3	15/757 Burwood Rd HAWTHORN EAST 3123	$342,560	25/02/2023

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: 15/05/2023 07:42

2/506 Glenferrie Road, Hawthorn Vic 3122



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$355,000
Median Unit Price
Year ending March 2023: $605,000

Comparable Properties



8/71 Auburn Rd HAWTHORN 3122 (REI/VG)

1 1 1

Price: $358,000
Method: Private Sale
Date: 19/12/2022
Property Type: Apartment

Agent Comments



602/32 Lilydale Gr HAWTHORN EAST 3123 (REI)

1 1 1

Price: $355,000
Method: Private Sale
Date: 23/11/2022
Property Type: Apartment

Agent Comments



15/757 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $342,560
Method: Private Sale
Date: 25/02/2023
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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