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	305/567 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $570,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2023 to 30/06/2024 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	208/1 Cook St HAWTHORN 3122	$930,000	31/07/2024
2	403/102 Camberwell Rd HAWTHORN EAST 3123	$920,000	27/07/2024
3	104/625 Glenferrie Rd HAWTHORN 3122	$990,000	27/04/2024

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: 02/09/2024 10:33

305/567 Glenferrie Road, Hawthorn Vic 3122



3 2 2

Rooms: 6
Property Type: Apartment

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
Year ending June 2024: $570,000

Comparable Properties



208/1 Cook St HAWTHORN 3122 (REI)

2 2 1

Price: $930,000
Method: Private Sale
Date: 31/07/2024
Property Type: Unit

Agent Comments



403/102 Camberwell Rd HAWTHORN EAST 3123 (REI)

3 2 2

Price: $920,000
Method: Sold Before Auction
Date: 27/07/2024
Property Type: Unit

Agent Comments



104/625 Glenferrie Rd HAWTHORN 3122 (VG)

3 - -

Price: $990,000
Method: Sale
Date: 27/04/2024
Property Type: Strata Unit/Flat

Agent Comments

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

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