

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 402/625 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2024

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	36/44 Burwood Rd HAWTHORN 3122	\$627,500	01/06/2024
2	208/2a Montrose PI HAWTHORN EAST 3123	\$596,000	22/02/2024
3	108/2a Montrose PI HAWTHORN EAST 3123	\$615,000	14/02/2024

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:

07/08/2024 13:06



Rooms: 3

Property Type: Apartment

Land Size: 67 + 6 sqm approx

Agent Comments

Comparable Properties



36/44 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$627,500

Method: Auction Sale

Date: 01/06/2024

Property Type: Apartment



208/2a Montrose PI HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$596,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment



108/2a Montrose PI HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 14/02/2024

Property Type: Unit