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<br>Including suburb and postcode | 319/862 Glenferrie Road, Hawthorn Vic 3122 |

## Indicative selling price

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

Range between $630,000 & $680,000

## Median sale price

Median price $590,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2024 to 30/09/2024 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 | 206/567 Glenferrie Rd HAWTHORN 3122 | $645,000 | 28/10/2024 |
| 2 | 402/625 Glenferrie Rd HAWTHORN 3122 | $660,000 | 14/08/2024 |
| 3 | 4/100 Mount St KEW 3101 | $687,000 | 02/08/2024 |

**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: 06/01/2025 08:42

Nelson Alexander

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$630,000 - $680,000
**Median Unit Price**
September quarter 2024: $590,000

# Comparable Properties



**206/567 Glenferrie Rd HAWTHORN 3122 (REI)**

2 | 1 | 1

**Price:** $645,000
**Method:** Sold Before Auction
**Date:** 28/10/2024
**Property Type:** Apartment

Agent Comments



**402/625 Glenferrie Rd HAWTHORN 3122 (REI/VG)**

2 | 1 | 1

**Price:** $660,000
**Method:** Sold Before Auction
**Date:** 14/08/2024
**Property Type:** Apartment

Agent Comments



**4/100 Mount St KEW 3101 (REI/VG)**

2 | 2 | 2

**Price:** $687,000
**Method:** Private Sale
**Date:** 02/08/2024
**Property Type:** Apartment

Agent Comments

**Account** - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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