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	TH 1-4 / 504 Glenferrie Road Hawthorn 3122

Indicative selling price

Unit type or class	Single price		Lower price		Higher price
GROUP A - 3 Bed, 3 Bath, 2 Carpark	$*	Or range between	$*1,700,000	&	$1,870,000
GROUP B - 3 Bed, 4 Bath, 2 Carpark	$*	Or range between	$*1,900,000	&	$2,090,000

Suburb unit median sale price

Median price	$2,515,000			Suburb	Hawthorn
Period - From	01/10/2020	To	30/09/2021	Source	REIV

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.

TYPE B	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:	17/11/2021 13:44