

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 305/625 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,580,000 & \$1,680,000

Median sale price

Median price \$594,999

Property type unit

Suburb HAWTHORN

Period - From d 01 April 2020

to 31 March 2021

Source Price Finder

Comparable property sales

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
702/382 Burwood Rd HAWTHORN 3122	\$1,637,500	03/02/2021
201/160 POWER ST, HAWTHORN, VIC 3122	\$1,710,000	26/05/2021
45/349 RIVERSDALE RD, HAWTHORN EAST, VIC 3123	\$1,600,000	29/01/2021

This Statement of Information was prepared on: 29/06/2021