

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 220/862 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$560,000 House Unit X Suburb Hawthorn

Period - From 01/01/2018 to 31/03/2018 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	110/121 Barkers Rd KEW 3101	\$397,000	23/03/2018
2	4/574 Glenferrie Rd HAWTHORN 3122	\$385,000	17/04/2018
3	14/41 Riversdale Rd HAWTHORN 3122	\$380,100	19/04/2018

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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$399,000

Median Unit Price

March quarter 2018: \$560,000

Comparable Properties



110/121 Barkers Rd KEW 3101 (REI)

Agent Comments



Price: \$397,000
Method: Private Sale
Date: 23/03/2018
Rooms: 2
Property Type: Apartment



4/574 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 17/04/2018
Rooms: -
Property Type: Apartment



14/41 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$380,100
Method: Private Sale
Date: 19/04/2018
Rooms: 2
Property Type: Apartment