

# 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 306/567 Glenferrie Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$603,500 Property Type Unit Suburb Hawthorn

Period - From 01/01/2021 to 31/03/2021 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	5/474 Glenferrie Rd HAWTHORN 3122	\$660,000	01/05/2021
2	11/111 Riversdale Rd HAWTHORN 3122	\$710,000	24/04/2021
3	1206/377 Burwood Rd HAWTHORN 3122	\$705,000	06/03/2021

**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.~~

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**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median Unit Price**  
March quarter 2021: \$603,500



**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**5/474 Glenferrie Rd HAWTHORN 3122 (REI/VG)** Agent Comments



**Price:** \$660,000  
**Method:** Sold Before Auction  
**Date:** 01/05/2021  
**Property Type:** Apartment



**11/111 Riversdale Rd HAWTHORN 3122 (REI/VG)** Agent Comments



**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 24/04/2021  
**Property Type:** Apartment



**1206/377 Burwood Rd HAWTHORN 3122 (REI)** Agent Comments



**Price:** \$705,000  
**Method:** Auction Sale  
**Date:** 06/03/2021  
**Property Type:** Apartment