

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

5/570 Glenferrie Road Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

19/570 Glenferrie Road Hawthorn VIC 3122	\$445,000	14-Oct-20
6/570 Glenferrie Road Hawthorn VIC 3122	\$427,500	26-Nov-20
19/112 Riversdale Road Hawthorn VIC 3122	\$483,500	22-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 11 February 2021



19/570 Glenferrie Road Hawthorn VIC 3122

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Sold Price **\$445,000** Sold Date **14-Oct-20**

Distance -



6/570 Glenferrie Road Hawthorn VIC 3122

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Sold Price ^{RS} **\$427,500** Sold Date **26-Nov-20**

Distance -



19/112 Riversdale Road Hawthorn VIC 3122

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Sold Price **\$483,500** Sold Date **22-Oct-20**

Distance **0.31km**



11/133-135 Riversdale Road Hawthorn VIC 3122

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Sold Price **\$452,000** Sold Date **01-Oct-20**

Distance **0.34km**



2/19 Riversdale Road Hawthorn VIC 3122

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Sold Price **\$446,500** Sold Date **14-Dec-20**

Distance **0.69km**



45/523 Burwood Road Hawthorn VIC 3122

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Sold Price **\$440,000** Sold Date **07-Dec-20**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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