

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

19/563 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,677,500

Property type

House

Suburb

Hawthorn

Period-from

01 Jun 2021

to

31 May 2022

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

8/14-16 GROVE ROAD HAWTHORN VIC 3122	\$345,000	14-Apr-22
15/162 BARKERS ROAD HAWTHORN VIC 3122	\$385,000	11-Mar-22
14/19 RIVERSDALE ROAD HAWTHORN VIC 3122	\$330,000	27-May-22

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: 22 June 2022



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8/14-16 GROVE ROAD HAWTHORN VIC 3122 Sold Price **\$345,000** Sold Date **14-Apr-22**

1 1 1

Distance -



15/162 BARKERS ROAD HAWTHORN VIC 3122 Sold Price **\$385,000** Sold Date **11-Mar-22**

1 1 1

Distance -



14/19 RIVERSDALE ROAD HAWTHORN VIC 3122 Sold Price ^{RS} **\$330,000** Sold Date **27-May-22**

1 1 1

Distance -

RS = Recent sale UN = Undisclosed Sale

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