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

2/3 Glenroy Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$720,000		&		\$790,000					
Median sale pı	rice									
Median price	\$604,000	Pro	operty Type	Unit			Suburb	Hawthorn		
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6/12-14 Foley St KEW 3101	\$745,000	28/11/2020
2	10/23 Hill St HAWTHORN 3122	\$735,000	28/11/2020
3	27/219-227 Auburn Rd HAWTHORN 3122	\$730,000	11/11/2020

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.

This Statement of Information was prepared on:

04/02/2021 15:16







Property Type: Apartment Agent Comments

Indicative Selling Price \$720,000 - \$790,000 Median Unit Price Year ending December 2020: \$604,000

Comparable Properties



6/12-14 Foley St KEW 3101 (REI)



Price: \$745,000 Method: Private Sale Date: 28/11/2020 Property Type: Apartment Agent Comments



10/23 Hill St HAWTHORN 3122 (REI)

2 in 1 in 1

Price: \$735,000 Method: Auction Sale Date: 28/11/2020 Property Type: Apartment Agent Comments



27/219-227 Auburn Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$730,000 Method: Private Sale Date: 11/11/2020 Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.