## 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

10/566 Glenferrie Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	18/04/2023	to	17/04/2024		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	9/9a Fordholm Rd HAWTHORN 3122	\$660,000	08/03/2024
2	9/125 Riversdale Rd HAWTHORN 3122	\$637,000	06/04/2024
3	8/9a Fordholm Rd HAWTHORN 3122	\$635,000	01/04/2024

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:

18/04/2024 09:50









**Property Type:** Unit Agent Comments

Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price 18/04/2023 - 17/04/2024: \$590,000

# **Comparable Properties**



9/9a Fordholm Rd HAWTHORN 3122 (REI)



Price: \$660,000 Method: Sold Before Auction Date: 08/03/2024 Property Type: Apartment

9/125 Riversdale Rd HAWTHORN 3122 (REI) Agent Comments

Agent Comments





Price: \$637,000 Method: Auction Sale Date: 06/04/2024 Property Type: Unit

8/9a Fordholm Rd HAWTHORN 3122 (REI)



Agent Comments



Price: \$635,000 Method: Private Sale Date: 01/04/2024 Property Type: Apartment

#### Account - Belle Property Glen Iris | P: 03 98181888



propertydata "

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