

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

1009/1 GLENFERRIE PLACE 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

\$125,000

&

\$135,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,597,500

Property type

Business

Suburb

Hawthorn

Period-from

01 Dec 2022

to

30 Nov 2023

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

510/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$124,000	02-Jun-23
805/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$125,000	17-Jan-23
814/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$130,000	12-May-23

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: 27 December 2023



**510/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$124,000** Sold Date **02-Jun-23**

Distance **0km**



**805/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$125,000** Sold Date **17-Jan-23**

Distance **0km**



**814/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

 1  1  1

Sold Price **\$130,000** Sold Date **12-May-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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