

# 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 103/625 Glenferrie Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$665,000 & \$685,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb Hawthorn

Period - From 06/03/2023 to 05/03/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	404/38 Camberwell Rd HAWTHORN EAST 3123	\$710,000	22/12/2023
2	4/22 Wattle Rd HAWTHORN 3122	\$710,000	20/10/2023
3	7/570 Glenferrie Rd HAWTHORN 3122	\$660,000	17/11/2023

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: 06/03/2024 10:59



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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$665,000 - \$685,000

Median Unit Price

06/03/2023 - 05/03/2024: \$585,000

## Comparable Properties



404/38 Camberwell Rd HAWTHORN EAST  
3123 (REI)

Agent Comments

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Price: \$710,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment



4/22 Wattle Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$710,000

Method: Private Sale

Date: 20/10/2023

Property Type: Apartment



7/570 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments

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Price: \$660,000

Method: Private Sale

Date: 17/11/2023

Property Type: Apartment

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