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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$665,000		&		\$685,000			
Median sale p	rice							
Median price	\$585,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	06/03/2023	to	05/03/2024		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	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









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)



Price: \$710,000 Method: Private Sale Date: 22/12/2023 Property Type: Apartment

Agent Comments



Agent Comments



Price: \$710,000 Method: Private Sale Date: 20/10/2023 Property Type: Apartment



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



Price: \$660,000 Method: Private Sale Date: 17/11/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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