Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	17/557 Glenferrie Road, Hawthorn Vic 3122
Including suburb and	
postcode	
9	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000	&	\$398,000
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Median sale price

Median price	\$590,000	Pro	perty Type	Jnit]	Suburb	Hawthorn
Period - From	01/01/2024	to	31/03/2024	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/19 Park St HAWTHORN 3122	\$392,000	05/01/2024
2	7/114-116 Riversdale Rd HAWTHORN 3122	\$387,500	19/04/2024
3	6/567 Glenferrie Rd HAWTHORN 3122	\$383,000	05/04/2024

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:	22/05/2024 16:53



Date of sale







Indicative Selling Price \$370,000 - \$398,000 **Median Unit Price** March quarter 2024: \$590,000

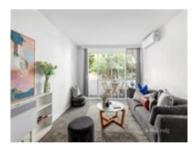
Comparable Properties



3/19 Park St HAWTHORN 3122 (REI/VG)

Price: \$392,000 Method: Private Sale Date: 05/01/2024 Property Type: Unit

Agent Comments



7/114-116 Riversdale Rd HAWTHORN 3122

(REI)

Price: \$387,500

Method: Sold Before Auction

Date: 19/04/2024 Property Type: Unit Agent Comments



6/567 Glenferrie Rd HAWTHORN 3122 (REI)

Price: \$383.000

Method: Sold Before Auction

Date: 05/04/2024 Property Type: Unit Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



