

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

20/589-591 GLENFERRIE ROAD 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

\$165,000

&

\$175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2024

to

31 Mar 2025

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

12/60 AUBURN ROAD HAWTHORN VIC 3122	\$179,000	25-Nov-24
65/29 LYNCH STREET HAWTHORN VIC 3122	\$145,000	08-Nov-24
1010/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$142,500	19-Dec-24

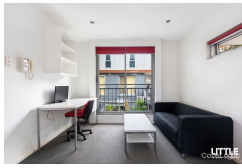
OR

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.~~

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12/60 AUBURN ROAD HAWTHORN VIC 3122 Sold Price **\$179,000** Sold Date **25-Nov-24**

1 1 -

Distance **1.09km**



65/29 LYNCH STREET HAWTHORN VIC 3122 Sold Price **\$145,000** Sold Date **08-Nov-24**

1 1 -

Distance **0.33km**



1010/1 GLENFERRIE PLACE HAWTHORN VIC 3122 Sold Price **\$142,500** Sold Date **19-Dec-24**

1 1 -

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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