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

204/577 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$620,000		&		\$680,000			
Median sale p	rice							
Median price	\$542,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/10/2023	to	31/12/2023	;	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	4/22 Wattle Rd HAWTHORN 3122	\$710,000	20/10/2023
2	7/570 Glenferrie Rd HAWTHORN 3122	\$660,000	17/11/2023
3	404/96 Camberwell Rd HAWTHORN EAST 3123	\$650,000	23/01/2024

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:

15/03/2024 17:53









Property Type: Apartment Agent Comments

Sam Christensen 03 9815 1124 0434 338 695 samc@azrea.com.au

Indicative Selling Price \$620,000 - \$680,000 Median Unit Price December quarter 2023: \$542,500

Comparable Properties



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



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



404/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)



Price: \$650,000 Method: Private Sale Date: 23/01/2024 Property Type: Unit

Account - A-Z Real Estate Agency | P: 03 9815 1124



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Agent Comments

Agent Comments