

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$680,000

### Median sale price

Median price \$542,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	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

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**Property Type:** Apartment

Agent Comments

**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)**

Agent Comments

 2    2    1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** Apartment



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

 2    1    1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 17/11/2023

**Property Type:** Apartment



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

Agent Comments

 2    1    1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 23/01/2024

**Property Type:** Unit