

# 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 3/498 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 \$630,000 & \$660,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb Hawthorn

Period - From 22/01/2023 to 21/01/2024 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	16/112 Riversdale Rd HAWTHORN 3122	\$669,000	23/09/2023
2	33/177 Power St HAWTHORN 3122	\$655,000	02/12/2023
3			

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: 22/01/2024 11:28

Luke Saville  
0437 720 806  
lukesaville@theagency.com.au



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$660,000  
**Median Unit Price**  
22/01/2023 - 21/01/2024: \$585,000

## Comparable Properties



**16/112 Riversdale Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$669,000  
**Method:** Sold Before Auction  
**Date:** 23/09/2023  
**Property Type:** Apartment



**33/177 Power St HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$655,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Apartment

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.

**Account - The Agency Victoria | P: 03 8578 0388**



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