

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

418/1 GLENFERRIE PLACE 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

\$119,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2023

to

31 Jan 2024

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

| | | |
|---|-----------|-----------|
| 1009/1 GLENFERRIE PLACE HAWTHORN VIC 3122 | \$130,000 | 17-Jan-24 |
| 811/1 GLENFERRIE PLACE HAWTHORN VIC 3122 | \$122,500 | 13-Feb-24 |
| 606/1 GLENFERRIE PLACE HAWTHORN VIC 3122 | \$120,000 | 26-Jan-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.

This Statement of Information was prepared on: 26 February 2024



**1009/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$130,000** Sold Date **17-Jan-24**

Distance **0km**



**811/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

 1  1  -

Sold Price ^{RS} **\$122,500** ^{UN} Sold Date **13-Feb-24**

Distance **0.01km**



**606/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

 1  1  -

Sold Price ^{RS} **\$120,000** ^{UN} Sold Date **26-Jan-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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