### 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

6/506 Glenferrie Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$270,000		&		\$295,000			
Median sale p	rice							
Median price	\$602,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2023	to	30/09/2023		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	5/39 Park St HAWTHORN 3122	\$350,000	04/10/2023
2	205/12 Albert St HAWTHORN EAST 3123	\$327,000	20/07/2023
3	40/589 Glenferrie Rd HAWTHORN 3122	\$268,000	29/06/2023

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:

20/10/2023 13:05



# Nelson Alexander





Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$270,000 - \$295,000 **Median Unit Price** September quarter 2023: \$602,000

## **Comparable Properties**



5/39 Park St HAWTHORN 3122 (REI)



Price: \$350,000 Method: Private Sale Date: 04/10/2023 Property Type: Apartment Agent Comments



205/12 Albert St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

Agent Comments



Price: \$327,000 Method: Private Sale Date: 20/07/2023 Property Type: Apartment



40/589 Glenferrie Rd HAWTHORN 3122 (VG)



Price: \$268.000

Method: Sale Date: 29/06/2023 Property Type: Strata Unit/Flat

#### Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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