

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

7/488 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$595,000

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	8/578 Glenferrie Rd HAWTHORN 3122	\$585,000	19/12/2023
2	1/21 Auburn Gr HAWTHORN EAST 3123	\$570,000	16/09/2023
3	9/488 Glenferrie Rd HAWTHORN 3122	\$540,000	13/09/2023

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:

17/01/2024 17:02



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

December quarter 2023: \$542,500

Comparable Properties



8/578 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment



1/21 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$570,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit



9/488 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$540,000

Method: Private Sale

Date: 13/09/2023

Property Type: Apartment

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