

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

7/570 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/10/2022 to 30/09/2023 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	1/21 Auburn Gr HAWTHORN EAST 3123	\$570,000	16/09/2023
2	9/421 Tooronga Rd HAWTHORN EAST 3123	\$567,500	07/09/2023
3	5/574 Glenferrie Rd HAWTHORN 3122	\$550,000	25/08/2023

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:

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Sam Christensen
03 9815 1124
0434 338 695
samc@azrea.com.au



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000 - \$539,000
Median Unit Price
Year ending September 2023: \$580,000

Comparable Properties



1/21 Auburn Gr HAWTHORN EAST 3123 (REI) **Agent Comments**

2 1 1

Price: \$570,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Unit



9/421 Tooronga Rd HAWTHORN EAST 3123 (REI/VG) **Agent Comments**

2 1 1

Price: \$567,500
Method: Private Sale
Date: 07/09/2023
Property Type: Apartment



5/574 Glenferrie Rd HAWTHORN 3122 (REI) **Agent Comments**

2 1 1

Price: \$550,000
Method: Private Sale
Date: 25/08/2023
Property Type: Apartment