

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

811/1 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

or range
between

\$120,000

&

\$130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2022

to

31 Aug 2023

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

| | | |
|--|-----------|-----------|
| 109/1 GLENFERRIE PLACE HAWTHORN VIC 3122 | \$122,500 | 17-Aug-23 |
| 506/1 GLENFERRIE PLACE HAWTHORN VIC 3122 | \$120,000 | 22-May-23 |
| 510/1 GLENFERRIE PLACE HAWTHORN VIC 3122 | \$124,000 | 02-Jun-23 |

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 September 2023



**109/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$122,500** Sold Date **17-Aug-23**

Distance **0km**



**506/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$120,000** Sold Date **22-May-23**

Distance **0km**



**510/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$124,000** Sold Date **02-Jun-23**

Distance **0km**



**805/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$125,000** Sold Date **17-Jan-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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