

## 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

912/1 GLENFERRIE PLACE HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$125,000

&

\$137,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2023

to

30 Apr 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

418/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$124,000	15-Apr-24
814/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$130,000	12-May-23
1009/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$130,000	17-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: 06 May 2024



**418/1 GLENFERRIE PLACE  
HAWTHORN VIC 3122**

1 1 1

Sold Price

<sup>RS</sup>

**\$124,000**

Sold Date

**15-Apr-24**

Distance

**0km**



**814/1 GLENFERRIE PLACE  
HAWTHORN VIC 3122**

1 1 1

Sold Price

**\$130,000**

Sold Date

**12-May-23**

Distance

**0km**



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

1 1 -

Sold Price

Sold Date

**17-Jan-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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