

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 7/508 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$611,000 House Unit X Suburb Hawthorn

Period - From 01/10/2017 to 31/12/2017 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 | 4/179 Riversdale Rd HAWTHORN 3122 | \$511,000 | 10/02/2018 |
| 2 | 11/107 Riversdale Rd HAWTHORN 3122 | \$481,000 | 17/03/2018 |
| 3 | 2/28 Burwood Rd HAWTHORN 3122 | \$450,000 | 11/11/2017 |

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.



 1  1  1

Rooms:

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

December quarter 2017: \$611,000

Comparable Properties



4/179 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 1  1  1

Price: \$511,000

Method: Auction Sale

Date: 10/02/2018

Rooms: 2

Property Type: Apartment



11/107 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

 1  1  1

Price: \$481,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: Apartment



2/28 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

 1  1  1

Price: \$450,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: Apartment