

# 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

415/862 Glenferrie Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$720,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Hawthorn

Period - From 01/10/2020 to 30/09/2021 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	G05/39 Riversdale Rd HAWTHORN 3122	\$735,000	22/10/2021
2	507/20 Camberwell Rd HAWTHORN EAST 3123	\$710,000	16/11/2021
3	1/523 Burwood Rd HAWTHORN 3122	\$675,000	30/09/2021

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:

13/01/2022 17:47



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending September 2021: \$595,000

## Comparable Properties



**G05/39 Riversdale Rd HAWTHORN 3122 (REI/VG)**

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 22/10/2021

Property Type: Apartment



**507/20 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 16/11/2021

Property Type: Apartment



**1/523 Burwood Rd HAWTHORN 3122 (REI/VG)**

Agent Comments



Price: \$675,000

Method: Sold Before Auction

Date: 30/09/2021

Property Type: Apartment