

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

221/862 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Hawthorn

Period - From 25/07/2023 to 24/07/2024 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	1/500 Glenferrie Rd HAWTHORN 3122	\$425,000	21/06/2024
2	3/510 Glenferrie Rd HAWTHORN 3122	\$400,000	19/02/2024
3	13/570 Glenferrie Rd HAWTHORN 3122	\$470,000	07/02/2024

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:

25/07/2024 11:32



Property Type: Strata Unit/Flat

Agent Comments

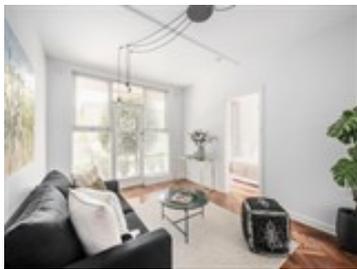
Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

25/07/2023 - 24/07/2024: \$585,000

Comparable Properties



1/500 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 21/06/2024

Property Type: Apartment



3/510 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 19/02/2024

Property Type: Apartment



13/570 Glenferrie Rd HAWTHORN 3122 (VG)

Agent Comments



Price: \$470,000

Method: Sale

Date: 07/02/2024

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9803 0400