## 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

3/498 Glenferrie Road, Hawthorn Vic 3122

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$640,000		&		\$680,000			
Median sale p	rice							
Median price	\$585,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/02/2023	to	31/01/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4/50 Leura Gr HAWTHORN EAST 3123	\$680,000	10/10/2023
2	16/112 Riversdale Rd HAWTHORN 3122	\$669,000	23/09/2023
3	33/177 Power St HAWTHORN 3122	\$655,000	02/12/2023

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:

01/02/2024 15:35



3/498 Glenferrie Road, Hawthorn Vic 3122

### THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$640,000 - \$680,000 Median Unit Price 01/02/2023 - 31/01/2024: \$585,000

# **Comparable Properties**



4/50 Leura Gr HAWTHORN EAST 3123 (REI/VG)



Price: \$680,000 Method: Private Sale Date: 10/10/2023 Property Type: Apartment Agent Comments

Agent Comments



16/112 Riversdale Rd HAWTHORN 3122 (REI/VG)

Price: \$669,000 Method: Sold Before Auction Date: 23/09/2023

Property Type: Apartment



33/177 Power St HAWTHORN 3122 (REI)



Agent Comments

Price: \$655,000 Method: Auction Sale Date: 02/12/2023 Property Type: Apartment

#### Account - The Agency Victoria | P: 03 8578 0388



property data

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