

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 consumer.vic.gov.au/underquoting

Range between \$640,000 & \$680,000

Median sale price

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

Period - From 01/02/2023 to 31/01/2024 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	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

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2 1 1

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)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 10/10/2023

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$669,000

Method: Sold Before Auction

Date: 23/09/2023

Property Type: Apartment



33/177 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$655,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388