

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

8/589-591 Glenferrie Road Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$149,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

303/1 Glenferrie Place Hawthorn VIC 3122	\$138,000	04-Mar-21
501/1 Glenferrie Place Hawthorn VIC 3122	\$135,000	24-Mar-21

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 6 months.

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**303/1 Glenferrie Place Hawthorn
VIC 3122**

1 1 1

Sold Price

\$138,000

Sold Date

04-Mar-21

Distance

0.3km



**501/1 Glenferrie Place Hawthorn
VIC 3122**

2 - 1

Sold Price

\$135,000

Sold Date

24-Mar-21

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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