

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

313/862 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$650,000 & \$670,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2021 to 31/12/2021 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	415/862 Glenferrie Rd HAWTHORN 3122	\$690,000	04/02/2022
2	Glenferrie Rd HAWTHORN 3122	\$674,999	15/10/2021
3	10/494a Glenferrie Rd HAWTHORN 3122	\$670,500	27/10/2021

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:

01/03/2022 10:39



Property Type: Apartment

Agent Comments

Comparable Properties



415/862 Glenferrie Rd HAWTHORN 3122 (REI) **Agent Comments**



Price: \$690,000

Method: Private Sale

Date: 04/02/2022

Property Type: Apartment

Glenferrie Rd HAWTHORN 3122 (VG)

Agent Comments



Price: \$674,999

Method: Sale

Date: 15/10/2021

Property Type: Strata Unit/Flat



10/494a Glenferrie Rd HAWTHORN 3122 (VG) **Agent Comments**



Price: \$670,500

Method: Sale

Date: 27/10/2021

Property Type: Strata Unit/Flat