Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	313/862 Glenferrie Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$602,500	Pro	perty Type	Unit]	Suburb	Hawthorn
Period - From	01/10/2021	to	31/12/2021	S	ource	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

Add	dress 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 comparableproperties 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





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> **Indicative Selling Price** \$650,000 - \$670,000 **Median Unit Price** December quarter 2021: \$602,500



Property Type: Apartment

Agent Comments

Comparable Properties



415/862 Glenferrie Rd HAWTHORN 3122 (REI)

Price: \$690,000 Method: Private Sale Date: 04/02/2022

Property Type: Apartment

Agent Comments

Glenferrie Rd HAWTHORN 3122 (VG)

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Price: \$674,999 Method: Sale Date: 15/10/2021

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments



10/494a Glenferrie Rd HAWTHORN 3122 (VG)

Price: \$670,500 Method: Sale

Property Type: Strata Unit/Flat

Date: 27/10/2021





Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

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