

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

418/1 GLENFERRIE PLACE 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

\$125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2023

to

30 Jun 2024

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

329/367-369 BURWOOD ROAD HAWTHORN VIC 3122	\$120,000	14-Feb-24
319/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$129,000	08-Apr-24
811/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$122,500	01-Feb-24

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.~~

This Statement of Information was prepared on: 16 July 2024



**329/367-369 BURWOOD ROAD
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$120,000** Sold Date **14-Feb-24**

Distance **0km**

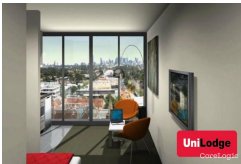


**319/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$129,000** Sold Date **08-Apr-24**

Distance **0km**



**811/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$122,500** Sold Date **01-Feb-24**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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