

# 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 G10/567 Glenferrie Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$605,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2023 to 30/06/2024 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	2/842 Glenferrie Rd HAWTHORN 3122	\$600,000	27/07/2024
2	109/10 Lilydale Gr HAWTHORN EAST 3123	\$580,000	18/07/2024
3	414/862 Glenferrie Rd HAWTHORN 3122	\$605,000	09/05/2024

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: 07/10/2024 15:51

Chris Gillon  
03 9805 1111  
0407 409 227  
cgillon@woodards.com.au



 2  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**  
\$575,000 - \$605,000  
**Median Unit Price**  
Year ending June 2024: \$570,000

## Comparable Properties



**2/842 Glenferrie Rd HAWTHORN 3122 (REI/VG)** **Agent Comments**

 2  1  -

**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 27/07/2024  
**Property Type:** Unit



**109/10 Lilydale Gr HAWTHORN EAST 3123 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 18/07/2024  
**Property Type:** Unit



**414/862 Glenferrie Rd HAWTHORN 3122 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 09/05/2024  
**Rooms:** 5  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199