

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

702/1 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

\$120,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2022

to

30 Apr 2023

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

124/367-369 BURWOOD ROAD HAWTHORN VIC 3122	\$117,000	24-Apr-23
310/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$117,500	02-Feb-23
509/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$120,000	24-Nov-22

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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**124/367-369 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 -

Sold Price ^{RS} **\$117,000** ^{UN} Sold Date **24-Apr-23**

Distance **0km**

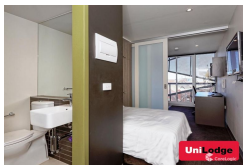


**310/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

- 1 -

Sold Price **\$117,500** Sold Date **02-Feb-23**

Distance **0km**



**509/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$120,000** Sold Date **24-Nov-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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