

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

UNIT 11, 557 GLENFERRIE ROAD, HAWTHORN

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Sale Price \$350,000

Median sale price

Median price \$406,000

Property type 1 BEDROOM UNIT

Suburb HAWTHORN

Period - From FEB 2023

to

JAN 2024

Source REA

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. 3/510 Glenferrie Rd HAWTHORN 3122 VIC	\$400,000	19/2/24
2. 4/90 Liddiard St HAWTHORN 3122 VIC	\$391,000	1/12/23
3. 5/330 Riversdale Rd HAWTHORN EAST 3123 VIC	\$395,000	20/11/23

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: 29th February 2024