

## 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

8/570 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2023

to

31 Jul 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

117/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$440,000	10-Jul-24
10/523 BURWOOD ROAD HAWTHORN VIC 3122	\$415,000	11-Jun-24
503/25 LYNCH STREET HAWTHORN VIC 3122	\$435,000	12-Jun-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: 19 August 2024



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**117/81 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price <sup>RS</sup> **\$440,000** <sup>UN</sup> Sold Date **10-Jul-24**

Distance **0.21km**



**10/523 BURWOOD ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price <sup>RS</sup> **\$415,000** Sold Date **11-Jun-24**

Distance **0.7km**



**503/25 LYNCH STREET  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$435,000** Sold Date **12-Jun-24**

Distance **0.59km**

RS = Recent sale      UN = Undisclosed Sale

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