

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

28/510 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000 & \$396,000

Median sale price

Median price \$585,000 House Unit X Suburb Hawthorn

Period - From 01/04/2017 to 31/03/2018 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 | 4/84 Campbell Rd HAWTHORN EAST 3123 | \$390,000 | 06/04/2018 |
| 2 | 4/574 Glenferrie Rd HAWTHORN 3122 | \$385,000 | 17/04/2018 |
| 3 | 14/41 Riversdale Rd HAWTHORN 3122 | \$380,100 | 19/04/2018 |

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.



 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$360,000 - \$396,000

Median Unit Price

Year ending March 2018: \$585,000

Comparable Properties



4/84 Campbell Rd HAWTHORN EAST 3123 (REI)

 1  1  -

Price: \$390,000
Method: Private Sale
Date: 06/04/2018
Rooms: -
Property Type: Apartment

Agent Comments

Similar Size No carpark



4/574 Glenferrie Rd HAWTHORN 3122 (REI)

 1  1  1

Price: \$385,000
Method: Private Sale
Date: 17/04/2018
Rooms: -
Property Type: Apartment

Agent Comments

Similar Size Newer Build



14/41 Riversdale Rd HAWTHORN 3122 (REI)

 1  1  -

Price: \$380,100
Method: Private Sale
Date: 19/04/2018
Rooms: -
Property Type: Apartment

Agent Comments

Similar Size