

#### 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	28/510 Glenferrie Road, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$360,000	&	\$396,000
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#### Median sale price

Median price	\$585,000	Hou	se	Unit	Х	Suburb	Hawthorn
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

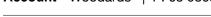
#### Comparable property sales (\*Delete A or B below as applicable)

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.

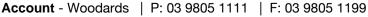
# Address of comparable property Price Date of sale 1 4/84 Campbell Rd HAWTHORN EAST 3123 \$390,000 06/04/2018 2 4/574 Glenferrie Rd HAWTHORN 3122 \$385,000 17/04/2018 3 14/41 Riversdale Rd HAWTHORN 3122 \$380,100 19/04/2018

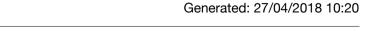
#### OR

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.

















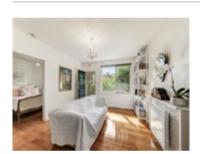


Rooms:

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







Price: \$390,000 Method: Private Sale Date: 06/04/2018

Rooms: -

Property Type: Apartment

**Agent Comments** Similar Size No carpark





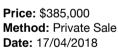






**Agent Comments** 

Similar Size Newer Build



Rooms: -

Property Type: Apartment



14/41 Riversdale Rd HAWTHORN 3122 (REI)

**--**1





**Agent Comments** Similar Size

Price: \$380,100 Method: Private Sale Date: 19/04/2018

Rooms: -

Property Type: Apartment

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





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