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

17/589 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$185,000		&		\$203,000			
Median sale pr	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	10/575 Glenferrie Rd HAWTHORN 3122	\$235,000	11/09/2024
2	9/14 Oak St HAWTHORN 3122	\$212,000	03/09/2024
3	1/17 Park St HAWTHORN 3122	\$230,000	19/05/2024

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:

16/10/2024 17:34



17/589 Glenferrie Road, Hawthorn Vic 3122







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$185,000 - \$203,000 **Median Unit Price** September quarter 2024: \$590,000

Comparable Properties



10/575 Glenferrie Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$235,000 Method: Private Sale Date: 11/09/2024 Property Type: Apartment



9/14 Oak St HAWTHORN 3122 (REI)

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1/17 Park St HAWTHORN 3122 (REI/VG)



Agent Comments

Agent Comments



Price: \$230.000 Method: Private Sale Date: 19/05/2024 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



propertydata

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