

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

4/3 Glenroy Road, Hawthorn, VIC 3122

Indicative selling price

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

Price Range

\$670,000

&

\$700,000

Median sale price

Median price

\$606,999

Property Type

Apartment

Suburb

Hawthorn (3122)

Period - From

01/10/2021

to

30/09/2022

Source

Core Logic

Comparable property sales

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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

9/7 SUMMERLEA GROVE, HAWTHORN VIC 3122	\$690,000	08/11/2022
5/22 WATTLE ROAD, HAWTHORN VIC 3122	\$710,000	04/06/2022
1/84 RIVERSDALE ROAD, HAWTHORN VIC 3122	\$735,000	09/06/2022

This Statement of Information was prepared on: 11/11/2022