

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

13/508 Glenferrie Road Hawthorn VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2020

to

31 May 2021

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

3/109 Riversdale Road Hawthorn VIC 3122	\$660,499	16-May-21
4/109 Victoria Road Hawthorn East VIC 3123	\$609,000	12-Mar-21
1/23 Power Street Hawthorn VIC 3122	\$605,000	15-May-21

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: 23 June 2021

**3/109 Riversdale Road Hawthorn
VIC 3122**

2 1 1

Sold Price

\$660,499

Sold Date

16-May-21

Distance

0.24km**4/109 Victoria Road Hawthorn East
VIC 3123**

2 1 1

Sold Price

\$609,000

Sold Date

12-Mar-21

Distance

1.87km**1/23 Power Street Hawthorn VIC
3122**

2 1 1

Sold Price

^{RS} **\$605,000**

Sold Date

15-May-21

Distance

1.74km**RS** = Recent sale**UN** = Undisclosed Sale

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