

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

515 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$3,800,000

Median sale price

Median price

\$2,778,000

Property Type

House

Suburb

Hawthorn

Period - From

27/01/2021

to

26/01/2022

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 The Boulevard HAWTHORN 3122	\$3,875,000	04/12/2021
2	82 Illawarra Rd HAWTHORN 3122	\$4,000,000	11/12/2021
3			

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:

27/01/2022 15:05



4
 4
 4

Property Type: Flat
Land Size: 991 sqm approx
Agent Comments

Indicative Selling Price
 \$3,800,000

Median House Price
 27/01/2021 - 26/01/2022: \$2,778,000

Comparable Properties



4 The Boulevard HAWTHORN 3122 (REI)

Agent Comments

4
 3
 3

Price: \$3,875,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House
Land Size: 800 sqm approx



82 Illawarra Rd HAWTHORN 3122 (REI/VG)

Agent Comments

4
 2
 2

Price: \$4,000,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 725 sqm approx

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.

Account - Thomson | P: 03 95098244 | F: 95009693