

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

1/583 Glenferrie Road, Hawthorn Vic 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$478,000

Median sale price

Median price \$607,000

House

Unit

X

Suburb

Hawthorn

Period - From 01/07/2018

to

30/09/2018

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	3/799 Burwood Rd HAWTHORN EAST 3123	\$472,000	24/06/2018
2	13/88-92 Victoria Rd HAWTHORN EAST 3123	\$470,000	07/08/2018
3	14/24 Elphin Gr HAWTHORN 3122	\$440,000	10/08/2018

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.



 2  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$478,000

Median Unit Price
September quarter 2018: \$607,000

Comparable Properties



3/799 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$472,000
Method: Private Sale
Date: 24/06/2018
Rooms: 3
Property Type: Apartment



13/88-92 Victoria Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$470,000
Method: Private Sale
Date: 07/08/2018
Rooms: -
Property Type: Apartment



14/24 Elphin Gr HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$440,000
Method: Sold Before Auction
Date: 10/08/2018
Rooms: 3
Property Type: Apartment