Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	10/494A Glenferrie Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$610,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/04/2021	to	30/06/2021	s	ource	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

Auc	areas or comparable property	1 1100	Date of Sale
1	3/199 Auburn Rd HAWTHORN 3122	\$663,000	02/10/2021
2	8/498 Glenferrie Rd HAWTHORN 3122	\$635,000	28/08/2021
3	12/247 Riversdale Rd HAWTHORN EAST 3123	\$610,000	22/09/2021

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:	11/10/2021 16:25



Date of sale



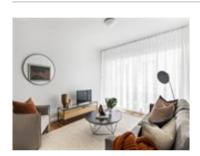




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$600,000 - \$650,000 **Median Unit Price** June quarter 2021: \$610,000

Comparable Properties



3/199 Auburn Rd HAWTHORN 3122 (REI)





Price: \$663,000 Method: Auction Sale Date: 02/10/2021

Property Type: Apartment

Agent Comments



8/498 Glenferrie Rd HAWTHORN 3122 (REI)





Price: \$635,000 Method: Private Sale Date: 28/08/2021

Property Type: Apartment

Agent Comments

Agent Comments



12/247 Riversdale Rd HAWTHORN EAST 3123

(REI)

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Price: \$610,000 Method: Private Sale Date: 22/09/2021

Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399



