

## 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

10/570 GLENFERRIE ROAD HAWTHORN VIC 3122

### Indicative selling price

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

Single Price

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2024

to

31 Jan 2025

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

13/564 GLENFERRIE ROAD HAWTHORN VIC 3122	\$482,000	07-Sep-24
119/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$435,000	14-Nov-24
8/4 GLEN STREET HAWTHORN VIC 3122	\$452,000	30-Nov-24

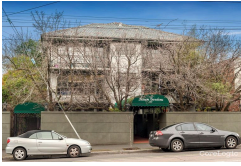
OR

**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: 05 February 2025



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**13/564 GLENFERRIE ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$482,000** Sold Date **07-Sep-24**

Distance **0.06km**



**119/81 RIVERSDALE ROAD  
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$435,000** Sold Date **14-Nov-24**

Distance **0.21km**



**8/4 GLEN STREET HAWTHORN VIC 3122**

1 1 -

Sold Price **\$452,000** Sold Date **30-Nov-24**

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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