

# 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 206/567 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2023 to 31/03/2024 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	103/307 Barkers Rd KEW 3101	\$625,000	04/04/2024
2	214/96 Camberwell Rd HAWTHORN EAST 3123	\$610,000	05/03/2024
3	414/862 Glenferrie Rd HAWTHORN 3122	\$605,000	09/05/2024

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: 30/05/2024 12:06



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending March 2024: \$580,000

## Comparable Properties



**103/307 Barkers Rd KEW 3101 (REI/VG)**

**Agent Comments**



**Price:** \$625,000

**Method:** Private Sale

**Date:** 04/04/2024

**Property Type:** Apartment



**214/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**



**Price:** \$610,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** Apartment



**414/862 Glenferrie Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$605,000

**Method:** Private Sale

**Date:** 09/05/2024

**Property Type:** Apartment

**Account - Woodards** | P: 03 9805 1111 | F: 03 9805 1199