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

1/576 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$470,000

Median sale price

Median price	\$600,000	Pro	perty Type Unit	t		Suburb	Hawthorn
Period - From	24/10/2021	to	23/10/2022	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/305 Riversdale Rd HAWTHORN EAST 3123	\$475,000	11/07/2022
2	8/77-83 Denham St HAWTHORN 3122	\$469,000	21/07/2022
3	3/75 Harold St HAWTHORN EAST 3123	\$465,000	30/04/2022

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:

24/10/2022 09:44







Property Type: Apartment Agent Comments

Indicative Selling Price \$470,000 **Median Unit Price** 24/10/2021 - 23/10/2022: \$600,000

Comparable Properties







8/77-83 Denham St HAWTHORN 3122 (REI)

Agent Comments





Price: \$469,000 Method: Private Sale Date: 21/07/2022 Property Type: Apartment



3/75 Harold St HAWTHORN EAST 3123 (REI/VG)

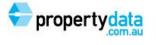


Price: \$465.000 Method: Sold Before Auction Date: 30/04/2022 Property Type: Apartment

Agent Comments

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





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