

# 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/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$470,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 24/10/2021

to 23/10/2022

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	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



 2  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$470,000

**Median Unit Price**

24/10/2021 - 23/10/2022: \$600,000

## Comparable Properties



**8/305 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 11/07/2022

**Property Type:** Apartment



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

**Agent Comments**

 2  1  1

**Price:** \$469,000

**Method:** Private Sale

**Date:** 21/07/2022

**Property Type:** Apartment



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

**Agent Comments**

 2  1  1

**Price:** \$465,000

**Method:** Sold Before Auction

**Date:** 30/04/2022

**Property Type:** Apartment

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