

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

413/862 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$410,000

&

\$451,000

Median sale price

Median price \$605,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2020

to

31/03/2021

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	401/311 Burwood Rd HAWTHORN 3122	\$420,000	11/03/2021
2	316/311 Burwood Rd HAWTHORN 3122	\$432,500	24/04/2021
3	409/1A Launder St HAWTHORN 3122	\$459,000	22/02/2021

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:

07/05/2021 17:06



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$410,000 - \$451,000
Median Unit Price
Year ending March 2021: \$605,000

Comparable Properties



401/311 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 11/03/2021
Property Type: Apartment



316/311 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$432,500
Method: Auction Sale
Date: 24/04/2021
Property Type: Apartment



409/1A Launder St HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$459,000
Method: Private Sale
Date: 22/02/2021
Property Type: Apartment