# 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$410,000		&		\$451,000			
Median sale pr	rice							
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2020	to	31/03/2021		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.

Ade	dress 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









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)

316/311 Burwood Rd HAWTHORN 3122 (REI)



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

Agent Comments



**6** 1 Price: \$432,500 Method: Auction Sale

**1** 

Date: 24/04/2021 Property Type: Apartment



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



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

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.