

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

204/577 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$675,000

&

\$715,000

Median sale price

Median price \$677,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2020

to

30/06/2020

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 | 109/28 Auburn Gr HAWTHORN EAST 3123 | \$650,500 | 03/04/2020 |
| 2 | 8/185 Auburn Rd HAWTHORN 3122 | \$680,000 | 04/07/2020 |
| 3 | 33/44 Burwood Rd HAWTHORN 3122 | \$694,000 | 08/04/2020 |

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:

14/09/2020 12:34

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$675,000 - \$715,000
Median Unit Price
June quarter 2020: \$677,000

Comparable Properties



109/28 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$650,500
Method: Private Sale
Date: 03/04/2020
Property Type: Apartment
Land Size: 1290 sqm approx



8/185 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 04/07/2020
Property Type: Apartment



33/44 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$694,000
Method: Sold Before Auction
Date: 08/04/2020
Property Type: Apartment