

# 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

310/1 Glenferrie Place, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$115,000

&

\$125,000

### Median sale price

Median price

\$607,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2021

to

30/09/2022

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	110/383 Burwood Rd HAWTHORN 3122	\$125,000	22/09/2022
2	510/2 Eastern PI HAWTHORN EAST 3123	\$118,000	14/11/2022
3	304/1 Queens Av HAWTHORN 3122	\$100,000	12/09/2022

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:

15/11/2022 14:21



1 bed 1 bath 0 car

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



110/383 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

1 bed 1 bath - car

**Price:** \$125,000

**Method:** Private Sale

**Date:** 22/09/2022

**Property Type:** Apartment



510/2 Eastern PI HAWTHORN EAST 3123 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$118,000

**Method:** Private Sale

**Date:** 14/11/2022

**Property Type:** Apartment



304/1 Queens Av HAWTHORN 3122 (VG)

Agent Comments

1 bed - bath - car

**Price:** \$100,000

**Method:** Sale

**Date:** 12/09/2022

**Property Type:** Strata Unit/Flat