

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

7/570 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$580,000

&

\$600,000

Median sale price

Median price \$536,250

House

Unit

X

Suburb Hawthorn

Period - From 01/01/2019

to

31/03/2019

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 | 7/566 Glenferrie Rd HAWTHORN 3122 | \$573,500 | 18/05/2019 |
| 2 | 1102/377 Burwood Rd HAWTHORN 3122 | \$520,000 | 09/04/2019 |
| 3 | 22/3 Kooyongkoot Rd HAWTHORN 3122 | \$520,000 | 13/04/2019 |

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.~~



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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/566 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$573,500

Method: Auction Sale

Date: 18/05/2019

Rooms: 3

Property Type: Apartment



1102/377 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$520,000

Method: Private Sale

Date: 09/04/2019

Rooms: 3

Property Type: Apartment



22/3 Kooyongkoot Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$520,000

Method: Auction Sale

Date: 13/04/2019

Rooms: -

Property Type: Apartment