# Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574

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### 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	7/570 Glenferrie Road, Hawthorn Vic 3122
Including suburb and	
postcode	

#### Indicative selling price

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

Range betweer	n \$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 F	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	Address of comparable property		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.

#### Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

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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.





## 7/570 Glenferrie Road, Hawthorn Vic 3122





Rooms: Property Type: Strata Unit/Flat Agent Comments

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Indicative Selling Price \$580,000 - \$600,000 Median Unit Price March quarter 2019: \$536,250

# **Comparable Properties**



7/566 Glenferrie Rd HAWTHORN 3122 (REI)





(REI/VG)

- 2

Price: \$573,500 Method: Auction Sale Date: 18/05/2019 Rooms: 3 Property Type: Apartment

1102/377 Burwood Rd HAWTHORN 3122 Age

**6** 1

Agent Comments

Agent Comments



Price: \$520,000 Method: Private Sale Date: 09/04/2019 Rooms: 3 Property Type: Apartment



22/3 Kooyongkoot Rd HAWTHORN 3122 (REI) Agent Comments



Price: \$520,000 Method: Auction Sale Date: 13/04/2019 Rooms: -Property Type: Apartment

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REIV 🗧 🖶 propertydata

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