

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

23/570 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2020

to

31/03/2021

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	4/35 Elphin Gr HAWTHORN 3122	\$526,000	27/04/2021
2	17/28 Wattle Rd HAWTHORN 3122	\$496,000	30/04/2021
3	9/19 Park St HAWTHORN 3122	\$485,000	27/03/2021

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:

10/05/2021 14:32



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

Indicative Selling Price
\$520,000

Median Unit Price
Year ending March 2021: \$605,000

Comparable Properties



4/35 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$526,000
Method: Sold Before Auction
Date: 27/04/2021
Property Type: Flat/Unit/Apartment (Res)



17/28 Wattle Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$496,000
Method: Private Sale
Date: 30/04/2021
Property Type: Apartment



9/19 Park St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$485,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment